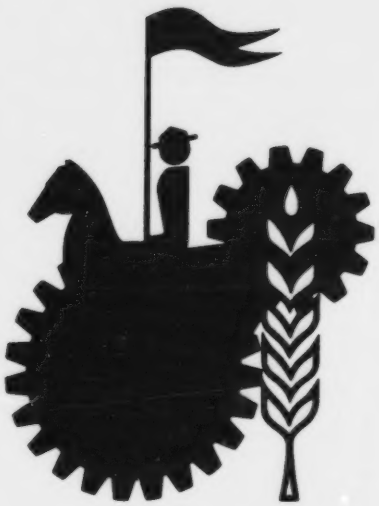

GENERAL MUNICIPAL PLAN

November 1980

FORT SASKATCHEWAN
ALBERTA

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EDMONTON REGIONAL PLANNING COMMISSION

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OUR FILE .....

YOUR FILE .....

December 22, 1981

Mayor Muriel Abdurahman
Town of Fort Saskatchewan
10005 - 102 Street
Fort Saskatchewan, Alberta
T8L 2C5

Dear Mayor Abdurahman:

Re: Town of Fort Saskatchewan
General Municipal Plan

It is my pleasure to submit to you the published copies of the Town of Fort Saskatchewan General Municipal Plan.

The staff of the Edmonton Regional Planning Commission and its consultants who assisted your municipality with the preparation of the plan are noted on the attached sheet. I would like to thank you for your support of their efforts and I look forward to Fort Saskatchewan continuing to perform a vital role in the development of the Edmonton region.

Yours truly,

R.N. Giffen
Executive Director

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GENERAL MUNICIPAL PLAN COMMITTEE'S FOREWORD

1. PURPOSE OF THE PLAN

The Planning Act, 1977 establishes a number of types of statutory plans and requires the adoption of a general municipal plan by each city and town having a population of 1,000 or more. The Planning Act, 1977 further requires that: A general municipal plan shall

(a) describe:
    (i) the land uses proposed for the municipality, and
    (ii) the manner of and proposals for future development in the municipality;
(b) designate or describe the areas of the municipality that would, in the opinion of the Council, be suitable for an area structure plan or an area redevelopment plan or both;
(c) contain any other matters as the Council considers necessary.

The other types of statutory plans (area structure plans and area redevelopment plans) are required to conform to the general municipal plan (Section 62 (2) (a) and 65 (1); The Planning Act, 1977). In addition, all statutory plans are required to conform to any regional plan in effect (Section 53 (2)).

It is important to note that Provincial legislation provides considerable municipal discretion in terms of the scope and detail of the contents of general municipal plans. Because the general municipal plan is the highest ranking of the three statutory plans, it should be a broad policy and land use planning document which provides guidance to both public and private decision-making in order to achieve the Town's overall development objectives.

Council is required to take action on a variety of specific proposals, policies and laws that are directly concerned with land use and development in the Town. The General Municipal Plan will enable Council to make its decisions on these matters on the basis of a comprehensive set of general, long-range policies which have been carefully formulated and adopted. Thus, current land use or development issues may be viewed in terms of what Council has decided is a desirable form of future land use and development. The Plan will

serve as a practical working document to guide Council in making everyday decisions. Through the General Municipal Plan, Council clearly states policies on land use and development to others (i.e. the Edmonton Regional Planning Commission, municipal departments, government agencies, private developers and the general public). This will enable public and private interests engaged in land use and development to anticipate decisions of Council. Those involved will be able to effectively relate specific projects to the Plan.

The General Municipal Plan is a broad policy document rather than a detailed design or program for development since it is necessary to maintain flexibility over the life of the Plan and to allow for unique developments and circumstances in various areas of the Town. Thus, the Plan provides a clear synthesis of information and municipal policies in order to provide a consistent context for more detailed plans and decision-making.

2. PLAN PROGRAM

The Fort Saskatchewan General Municipal Plan program was comprised of seven phases.

(a) PROGRAM DESIGN

The first task was to prepare terms of reference and a work program which would satisfy both the statutory requirements of The Planning Act, 1977 and the Town's expressed needs.

(b) SURVEY, ANALYSIS AND UPDATE OF DATA

The purposes of the second phase were to:

(i) prepare a synopsis of past plans, Town development practices, and the current state of the Town's utility and transportation services;

(ii) investigate the Town's population and economic growth prospects;

(iii) inventory and project the requirements for the Town's major existing community facilities and services; and

(iv) determine resident attitudes to a wide variety of municipal development questions.

(c) IDENTIFICATION OF GOALS

In the third phase a comprehensive response to

public concerns in a variety of subject areas was prepared to set the direction and intent of more specific policies and the future development plan. The response, in the form of goal statements (ends thought to be worthwhile to pursue) and objective statements (more specific statements of intent) constitutes the Plan concept describing long-range "objective" views of the Town's desired future.

(d) POLICY AND PLAN FORMULATION

The purpose of the fourth phase was to describe ways in which the Town could use its powers to achieve the previously defined goals and objectives. Policies relating to the subject areas identified in the preceding phase were grouped under three general headings: Urban Development Policies, Economic Policies and Social Policies. Also in this phase, objectives and policies having further land use implications were given spatial definition through the preparation of a future development plan map.

(e) DRAFT PLAN PREPARATION

In this phase, all of the tentative policy and land use proposals were condensed and organized into a comprehensive and cohesive statement of the Town's future development intentions.

(f) DRAFT PLAN REVIEW

This phase was included to encourage public review of tentative policy and land use proposals prior to the second reading of the General Municipal Plan Bylaw. Residents were able to review the Draft Plan with the knowledge that it was still subject to change if necessary additions, deletions or amendments were identified. By following this procedure, the Plan Committee and Council could be confident of the Draft Plan's validity prior to second reading.

(g) FINAL PLAN ADOPTION

After first reading of the Plan Bylaw a date for the public hearing required by The Planning Act, 1977 was set by Council and advertised by the Town's administration. Following the public hearing, a meeting of the Council, Town administration and general plan staff was held to discuss public representations and make any required amendments

before proceeding to adopt the General Municipal Plan Bylaw.

3. IMPLEMENTATION

The Town's Land Use Bylaw should be viewed as the principal tool for implementing the General Municipal Plan. The Land Use Bylaw divides the Town into land use districts. Within each district the use and development of land and buildings are regulated and controlled. The Plan identifies areas in which more detailed planning will be required. Area structure plans will provide the basis for subsequent subdivision planning and development proposals and should indicate explicitly how the Town's development policies will be met and if not, the reasons for any variance. The Town may prepare area structure plans or assist in their preparation and may formally adopt them by bylaw. The General Municipal Plan also indicates the proposed boundary for the central area redevelopment plan which should be given a high priority.

The Town's Recreation Master Plan, which is presently being updated, will continue to provide the more comprehensive and detailed framework for satisfying residents' recreational needs. The General Municipal Plan identifies basic recreational issues and general policy guidelines for future recreation planning studies.

The General Municipal Plan describes future transportation and utilities systems necessary to accommodate anticipated Town growth. These systems, for the most part, have evolved through recent land use and transportation and utilities planning. The Town should not however adopt a rigid view toward the staging of development, but rather, should inform those proposing new developments of the costs of development which must be borne by the applicant.

A variety of municipal expenditures will be required to implement the General Municipal Plan. Although it has generally been concluded that the Town is presently in, and is likely to remain in, a favourable financial position thoughout the planning period, no estimates have been made of the costs associated with implementing the General Municipal Plan. The Town should assess implementation costs on an ongoing basis, so that the necessary expenditures can be incorporated into a capital budget program without placing undue

financial burden on the Town's residents. This assessment will be influenced by the Town's ability to negotiate favourable development agreements, or, to establish off-site or redevelopment levies in order that land developers may contribute their share toward the provision of essential municipal services.

Finally, the Town should continue to utilize the planning services provided by private consultants, government agencies and the Edmonton Regional Planning Commission in order to implement its General Municipal Plan. Moreover, the Town should continue to inform the Edmonton Regional Planning Commission about additional services required to implement its General Municipal Plan where it is felt a need exists.

4. REVIEW AND AMENDMENT

The General Municipal Plan's major contribution to growth management are the goals, objectives and policies to guide future public service and land development decisions in a manner responsive to the needs of the Town's existing and prospective residents. Effective growth management however should include several ongoing activities. The Council should continue to encourage both the Town's administration and residents to identify issues and indicate preferences in a manner which will allow their incorporation into growth plans.

Specific activities consistent with this approach to growth management might include, but need not be limited to:

(i) updating information contained in the Public Services background report and maintaining liaison with groups and agencies responsible for the provision of public services;

(ii) continuing to conduct an annual civic census;

(iii) periodically conducting a comprehensive community survey;

(iv) updating information contained in the Municipal Finance report; and,

(v) monitoring land use/development changes and corresponding land consumption rates.

Growth management should therefore be viewed as a continuous process which includes implementing and

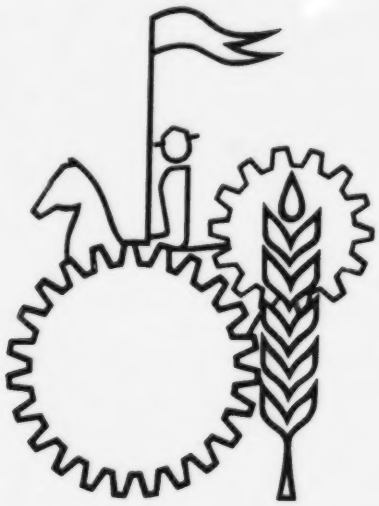
revising, as necessary, the General Municipal Plan. Revisions to the Plan will be necessary because management of the Town's development should recognize new development commitments, budget constraints, shifting priorities and changing market conditions.

Annual review and amendment is a formal procedure which will encourage Council to keep the Plan up-to-date and decide whether any of the policy statements should be modified in light of land use and development activities during the previous year. It will also serve to remind Council of the provisions of the Plan and to inform any new member of the Plan's contents. There should be a thorough review of the entire Plan at least once every five years. This review should be comparable to efforts undertaken at the time of the original preparation of the Plan. Much staff study time will be required and all background data and time projections will have to be brought up to date.

Amendments should be made at any time Council deems appropriate. When a major development proposal or land use issue comes before Council, members should consider the General Municipal Plan policies that apply to the issue and review the thinking that led to the policies. If the policies are affirmed, no change to the General Municipal Plan is necessary, but if they are changed, then the Plan should be amended.

5. THE GENERAL MUNICIPAL PLAN DOCUMENT

The General Municipal Plan is comprised of three parts. In Part I, policy areas are described and discussed in terms of desirable objectives. Part II contains policy statements supportive of the objectives. A Future Development Plan and a General Downtown Development Concept consistent with policy statements are described in Part III.



Part 1
POLICY AREAS

FORT SASKATCHEWAN
ALBERTA

1.0 MUNICIPAL GROWTH AND URBAN FORM

In order to ensure that, in terms of quality of life, residents derive maximum benefit from the continued growth of their Town and that adverse effects of growth are minimized, the Town will endeavour to:

(a) accommodate growth, consistent with the Town's role as a major industrial and service center in the Edmonton region, through a balanced expansion of residential and employment functions;
(b) ensure that, as Fort Saskatchewan expands, residents' concerns about the potential negative consequences of growth are alleviated and expectations about the potential benefits of growth are realized.

Moreover, in order to provide for development and use of land which is orderly, economical and beneficial to the Town's residents the Town will endeavour to ensure a pattern of development which will:

(a) result in the preservation of major open space and the conservation of major natural features;
(b) satisfy the locational requirements of rapidly expanding industrial and commercial sectors;
(c) permit the provision of a range of housing options; and
(d) prevent mixing of land uses that are incompatible.

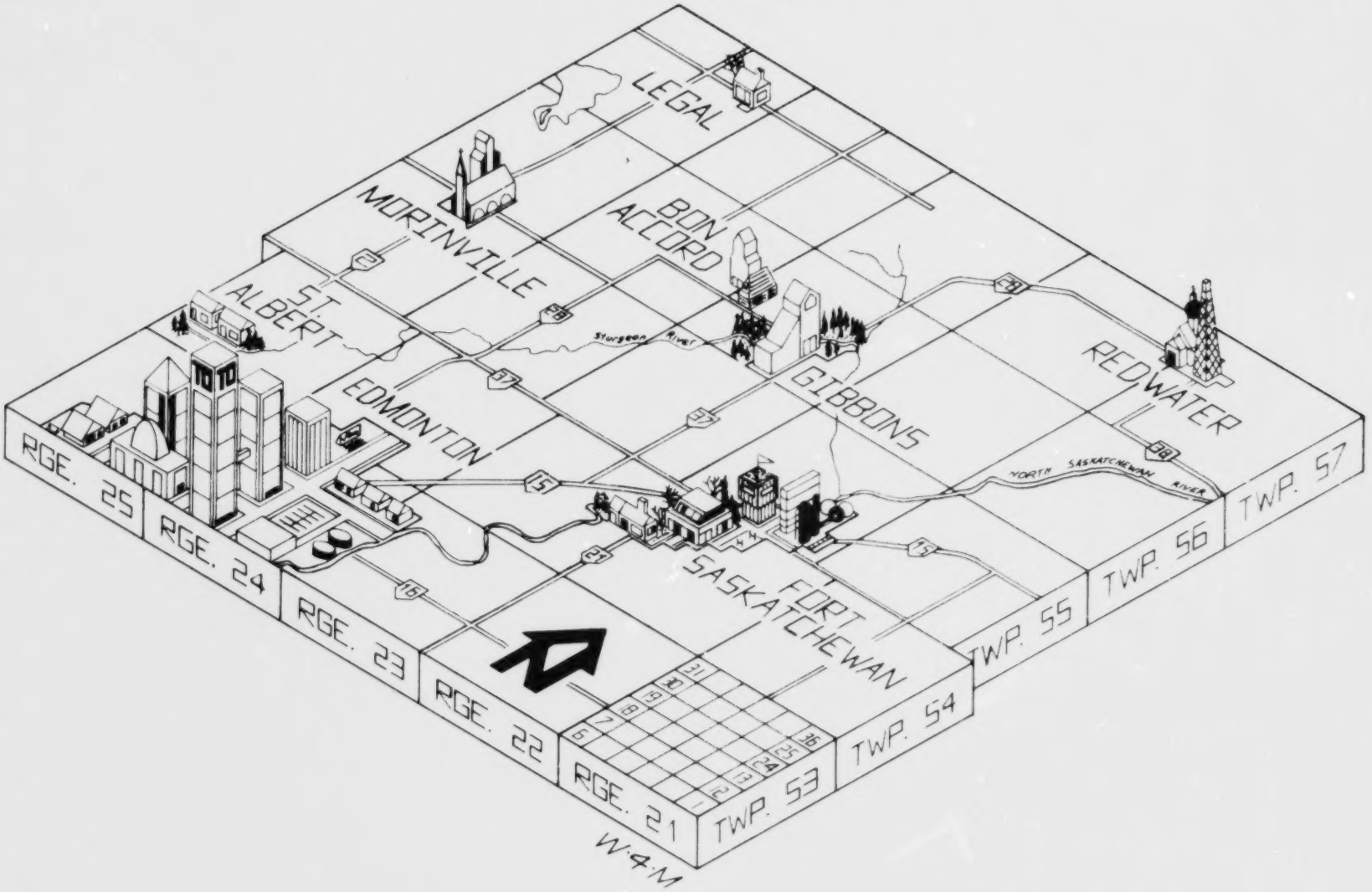
1.1 MUNICIPAL GROWTH

The Town of Fort Saskatchewan is one of the rapidly developing urban municipalities in the Edmonton metropolitan area. It is located adjacent to the County of Strathcona approximately 21 kilometers northeast of the City of Edmonton. (MAP 1)

The initial growth of the Town was closely associated with the expanding commercial and service needs of the growing agricultural settlement in the surrounding area. Later development was stimulated first, by the construction of a provincial jail (1915) and then, by the establishment of several major industrial plants in the Town and its vicinity. Fort Saskatchewan's industrial development was closely paralleled by the Town's

Map 1

SETTING



accelerated population growth. The population of Fort Saskatchewan in 1951 was 1,076. Between 1951 and 1961 it increased to 2,972, in the following decade to 5,726 and in the most recent eight year period, it further increased by an additional 5,047 residents, bringing the total population size of the Town to 10,773 in 1979. The early industrial development period between 1951 and 1961 saw the Town's fastest population growth - an average annual rate of 10.7%. This rate declined to a 6.8% average annual rate between 1961 and 1971 and accelerated again in the more recent years, reaching 8.2% per year between 1971 and 1979. In the period since 1971 Fort Saskatchewan has accommodated 3.8% of the total metropolitan area population growth.

The past population growth of the Town of Fort Saskatchewan was based mainly on its advantageous industrial location attributes. The future growth and development of the Town will depend to a larger degree on the general economic prospects of Alberta and the Edmonton metropolitan area. These prospects are bright and are reflected in the rapid population growth projected for Fort Saskatchewan over the next twenty-two years. Population projections prepared for the time horizon of the General Municipal Plan predict the population size of the Town to range between 34,200 (Projection A) and 50,100 by the year 2001 (Projection C). The medium projection is 43,100 (Projection B) (Figure 1).

One characteristic of local population, which has a significant bearing on the character of the municipality and its needs, is the age group distribution of local residents. Information about this distribution and its future trends provides useful insights into, for example, the potential size of the local labour force and related demands for employment opportunities, the number of school children and associated requirements for local school and recreation facilities and the number of people who are retired and who consequently have their own, often very particular housing, recreation and medical services demands.

Projected age distribution changes for the Town of Fort Saskatchewan's population are summarized in TABLE 1. It is evident from the TABLE, that the age group of the very young (0-14) in the period under review will gradually lose its 1976 share of the total population. The projected decline for this age category is from 32.7% in 1976 to 25% in 2001. A similar declining

Town of Fort Saskatchewan

POPULATION TRENDS 1951 - 1979 and PROJECTIONS 1979 - 2001

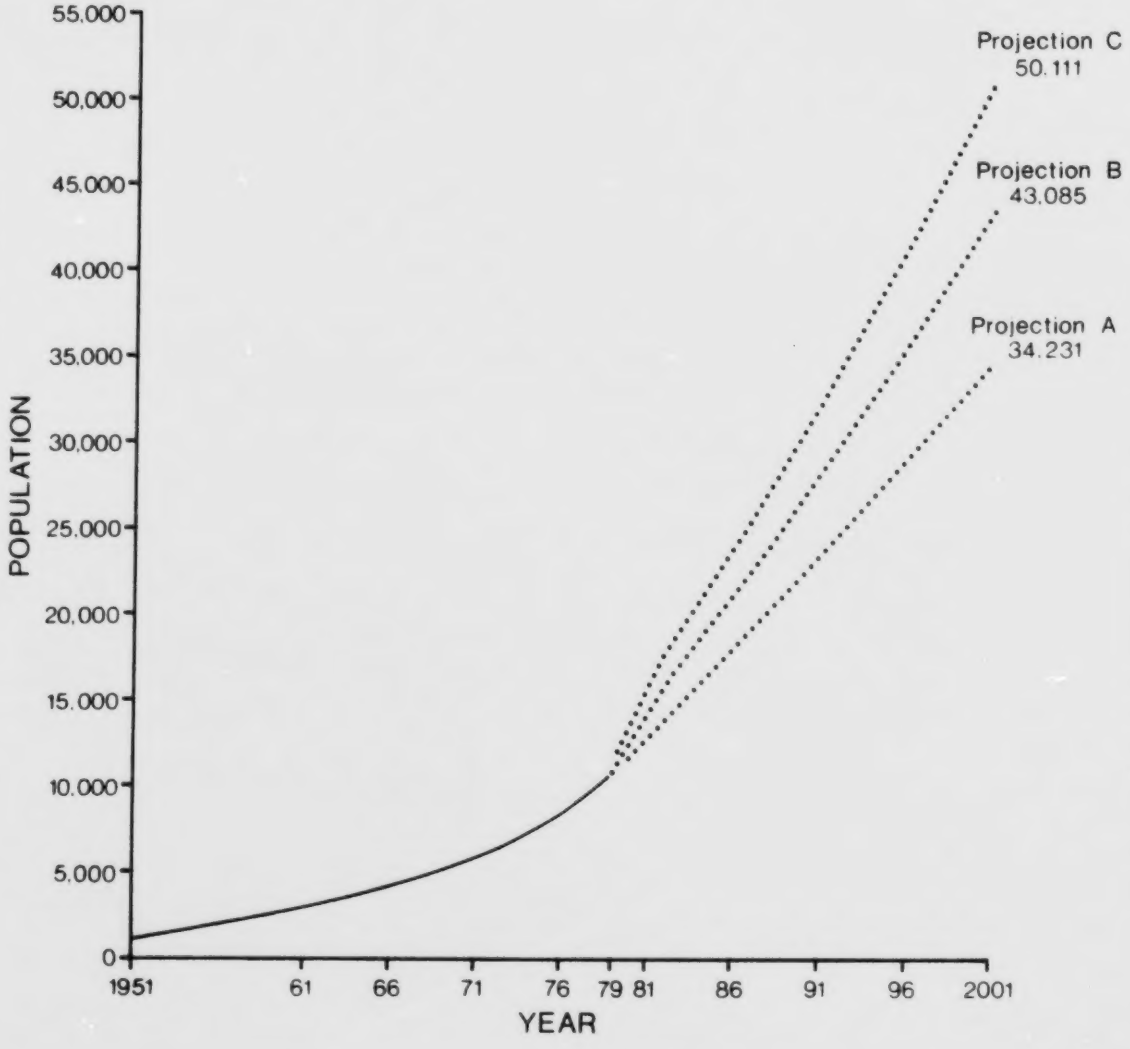


TABLE 1

PROJECTED AGE DISTRIBUTION CHANGES FOR FIVE YEAR AGE GROUPS,
TOWN OF FORT SASKATCHEWAN, 1976-2001 (Projection C)

	1976		1981		1986		1991		1996		2001	
Age Groups	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
0-4	905	10.9	1,508	9.7	2,335	10.0	3,075	9.6	3,695	9.0	4,266	8.5
5-9	925	11.1	1,458	9.4	2,053	8.8	2,868	9.0	3,597	8.8	4,206	8.4
10-14	890	10.7	1,388	8.9	1,921	8.2	2,515	7.9	3,328	8.1	4,056	8.1
15-19	750	9.0	1,437	9.3	1,934	8.3	2,466	7.7	3,059	7.5	3,870	7.7
20-24	705	8.5	1,736	11.2	2,422	10.3	2,918	9.1	3,448	8.4	4,039	8.1
25-29	920	11.1	1,842	11.9	2,867	12.2	3,551	11.1	4,044	9.9	4,572	9.1
30-34	750	9.0	1,736	11.2	2,653	11.3	3,673	11.5	4,352	10.7	4,842	9.7
35-39	525	6.3	1,233	7.9	2,212	9.4	3,121	9.8	4,133	10.1	4,807	9.6
40-44	455	5.5	798	5.1	1,497	6.4	2,465	7.7	3,362	8.2	4,361	8.7
45-49	345	4.1	603	3.9	940	4.0	1,626	5.1	2,577	6.3	3,457	6.9
50-54	285	3.4	459	3.0	710	3.0	1,038	3.2	1,706	4.2	2,632	5.3
55-59	250	3.0	375	2.4	543	2.3	785	2.5	1,100	2.7	1,742	3.5
60-64	215	2.6	303	2.0	421	1.8	580	1.8	809	2.0	1,105	2.2
65-69	150	1.8	258	1.7	338	1.4	446	1.4	591	1.4	800	1.6
70-74	95	1.1	171	1.1	266	1.1	335	1.0	430	1.1	556	1.1
75-79	65	0.8	100	0.6	162	0.7	239	0.7	295	0.7	373	0.7
80-84	40	0.5	66	0.4	92	0.4	137	0.4	194	0.5	234	0.5
85+	45	0.5	57	0.3	103	0.3	141	0.3	141	0.3	193	0.4
TOTAL	8,315	100	15,528	100	23,440	100	31,941	100	40,861	100	50,111	100

Source: Statistics Canada, Census of Canada 1976, and General Plan Section of the ERPC

trend can be observed in the first half of the planning period for the age group of the very old (65 and over). Its share of the total population will decline from 4.7% in 1976 to 3.9% in 1991. This decline will be reversed, however, in the latter part of the planning period and, depending on the size of the net migration flow to the Town, the proportion of residents aged 65 and over will increase to 4.3% by 2001. The broader labour force age group (15-64) will see, in the period under review, a remarkably high increase in its proportion of the total population, from 62.5% in 1976 to 70.7% in 2001.

It can be noted that a general decline in the proportion of the potential school age population (5-19) will be accompanied by substantial absolute increases in this age group, to 9,567 by the year 2001. A similar development can be expected in the retirement age category (65 and over). This category between 1979 and 2001 will grow by 1,761 people even though slightly declining as a proportion of the total population. The potential labour force age group (15-64), which to some degree overlaps with the potential school population category mentioned above, will be the only broader age category exhibiting strong relative and absolute increases. Total absolute gains in this age group are projected to be 35,427 people. The largest increments are expected in the categories aged 30 to 56 whose proportions in the total population will substantially increase. On the other hand, the relative strengths of the age group 60-64 and of the younger labour force age groups 15-29, even though growing in absolute terms, will to some degree decrease in their proportion of the total population.

Another population characteristic affecting the character of the municipality and community needs is 'stage in the life cycle'. For this reason, responses to the Community Survey were often grouped according to life cycle categories, for example:

(a) households without children/with adults under 30 years of age (12.6% of households);
(b) households without children/with adults between 30 and 64 years of age (11.0% of households);
(c) households with children (62.3% of households); or,
(d) households without children/with adults over 65 years of age (8.8% of households);or,

(e) single, widowed, divorced and common-law households (5.3% of households).

Income is a third socio-economic variable which provides useful insights into the character of the municipality and its needs. As a result, responses to the Community Survey were also frequently grouped in the following manner:

(a) households with an income of under $15,000 a year (22.0% of households);
(b) households earning between $15,000 and $19,999 a year (20.0% of households);
(c) households with an income of between $20,000 and $29,999 a year (middle income) (30.3% of households); or
(d) households with an income in excess of $30,000 a year (higher income) (27.7% of households).

Residents rated 'Rapid Growth' as the second most important priority area for immediate action after 'Transportation'. There were no appreciable differences in the rating it received from the various income and life cycle groups surveyed. This is a significant finding, inasmuch as it indicates that the resolution of resident concerns regarding population growth is not likely to be a simple matter of responding to the concerns of a particular community group (or groups).

A majority of households (54%) felt that the Town should grow larger, while a large minority (43%) thought that the Town should not. Of the households which favoured additional population growth, 68% mentioned an ideal population size of between 15,000 - 20,000 in five years time. Of those households which did not think the Town should grow any larger, 45% mentioned an ideal population size of less than 15,000, while 54% mentioned an ideal size of between 15,000 - 20,000. In total, 25% of Fort Saskatchewan residents suggested that the Town's ideal population size in five years time should be less than 15,000; 60% of the households felt that Fort Saskatchewan's population should be between 15,000 and 20,000; 9% felt an ideal size would be between 20,000 and 30,000, and 2% were of the opinion that a size in excess of 30,000 people would be ideal. The most frequently mentioned ideal population size (between 15,000 and 20,000 residents in five years) is very close to the range of population growth (17,822 to 23,440 by 1986) forecasted.

The advantages of continued growth most frequently anticipated by residents were: better shopping; more recreation facilities; more jobs; more/improved business; home equity; better facilities; more services; and better public transport. The disadvantages of growth most frequently mentioned were: more crime; more traffic; loss of small Town atmosphere; inadequate facilities; overcrowding; and crowded schools.

Adults under thirty years of age believe more jobs to be a much more important benefit and place considerably less emphasis on better shopping, more/improved business and better facilities. This group appears much more concerned about increased crime and loss of small town atmosphere as potential disadvantages and relatively less concerned about crowded schools. Older adults in the 30-64 age group attach more importance to better facilities as a growth benefit while placing much less emphasis on more recreation facilities, more jobs and home equity. Residents in this group are more concerned about increased crime and overcrowding as growth disadvantages and much less concerned about loss of small town atmosphere and crowded schools. Seniors attach greater importance to better public transit as a growth benefit and substantially less importance to more recreation facilities. This group above all others was relatively unconcerned about potential growth disadvantages, citing only overcrowding proportionately more often than the population as a whole.

Lower income households with an annual income under $20,000 placed a greater emphasis on better facilities and more services as potential growth benefits and much less emphasis on home equity and better shopping. Lower income households with an annual income between $15,000 and $19,999 were more concerned about overcrowding and relatively less concerned about inadequate facilities. Middle income households earning between $20,000 and $29,999 annually attached less importance to better shopping, more jobs and more services as potential growth benefits. This group was more concerned about inadequate facilities as a potential disadvantage. High income households earning an annual income in excess of $30,000 placed greater emphasis on home equity as a potential growth benefit and much less emphasis on more services. The potential disadvantages cited by this group matched closely those disadvantages identified by the sample as whole.

From the preceding information it is apparent that Fort Saskatchewan residents are aware of the likely benefits of growth and suggest ideal future population sizes over the next five years which are in keeping with the Plan's population projections. Nevertheless, their concern about the potential disadvantages of growth has prompted them to rank 'Rapid Growth' as a priority area for immediate action. Their cautious, or qualified, acceptance of additional population growth underlines the importance of formulating a framework of goals, objectives and policies within which, insofar as possible, benefits (better shopping, more recreation facilities, more jobs, more/improved business, home equity, better facilities, more services, and better public transport) are maximized and disadvantages (more crime, more traffic, loss of small town atmosphere, inadequate facilities, overcrowding and crowded schools) are minimized both for the community as a whole and its constituent population groups.

Thirty-seven percent of the Town's households considered living in other towns or places in the Edmonton Region at the time they moved to Fort Saskatchewan. Places most frequently considered were: Sherwood Park, Edmonton, Gibbons and St. Albert. Reasons given for rejecting other towns and other places were most often: the cost of housing or rent; too far from work; available housing unsuitable and community too big. Reasons most often mentioned for choosing Fort Saskatchewan over other towns and places were; to get a job; proximity to work; like a small town; proximity to family and friends, friendlier small town atmosphere; and, community size.

Within the last ten years considerable decentralization of population growth has taken place in the Edmonton area. Among the reasons contributing to this trend are:

(a) an increasing demand for single-family housing coupled with a decreasing ability on the part of Edmonton to meet this demand;
(b) lower housing costs and lower taxes; and,
(c) a growing preference for the amenities of a small community lifestyle, including:
    (i) a more identifiable community,
    (ii) reduced traffic and congestion,
    (iii) neighbourhoods "more conducive to child-raising;" and,

(iv) lower overall population densities.

The information concerning why people have moved to the Town coincides with many of the reasons for metropolitan area decentralization. Survey information on public preferences indicates that the Town should strive to retain those characteristics which have served to attract new residents and avoid the disadvantages of other communities, as perceived by residents. More specifically, the preceding information indicates that the General Municipal Plan should include measures to:

(a) increase local employment opportunities;
(b) encourage a variety of housing types; and insofar as possible;
(c) retain those qualities which people desire in a small town.

1.2 URBAN FORM

Fort Saskatchewan's present land use pattern has been significantly influenced by one natural feature and a number of historic factors. The natural feature affecting the Town's growth has been the North Saskatchewan River which has discouraged urban expansion across the river to the northwest. Historic factors which have influenced previous land use decisions include the siting of the original Northwest Mounted Police Barracks, the subsequent construction of the Correctional Institute on the same site, the Canadian National Railway Line and Highways 21 and 15, and, since 1952, the siting of heavy industrial developments. MAP 2 illustrates the Town's land use pattern in 1979. The composite effect of the various land use components is the creation of an urban form exhibiting the following major characteristics:

(a) a distinct and identifiable central business district (CBD) located in association with certain historic features, centrally located with respect to the total Town area but acentric in relation to the residential areas of the Town;
(b) a large institutional land use in the form of the Correctional Institute, in the central portion of the Town area adjacent to the River;
(c) all residential development concentrated west of Ross Creek, encircling the Correctional Institute and the central business district;

TOWN OF FOR

general m

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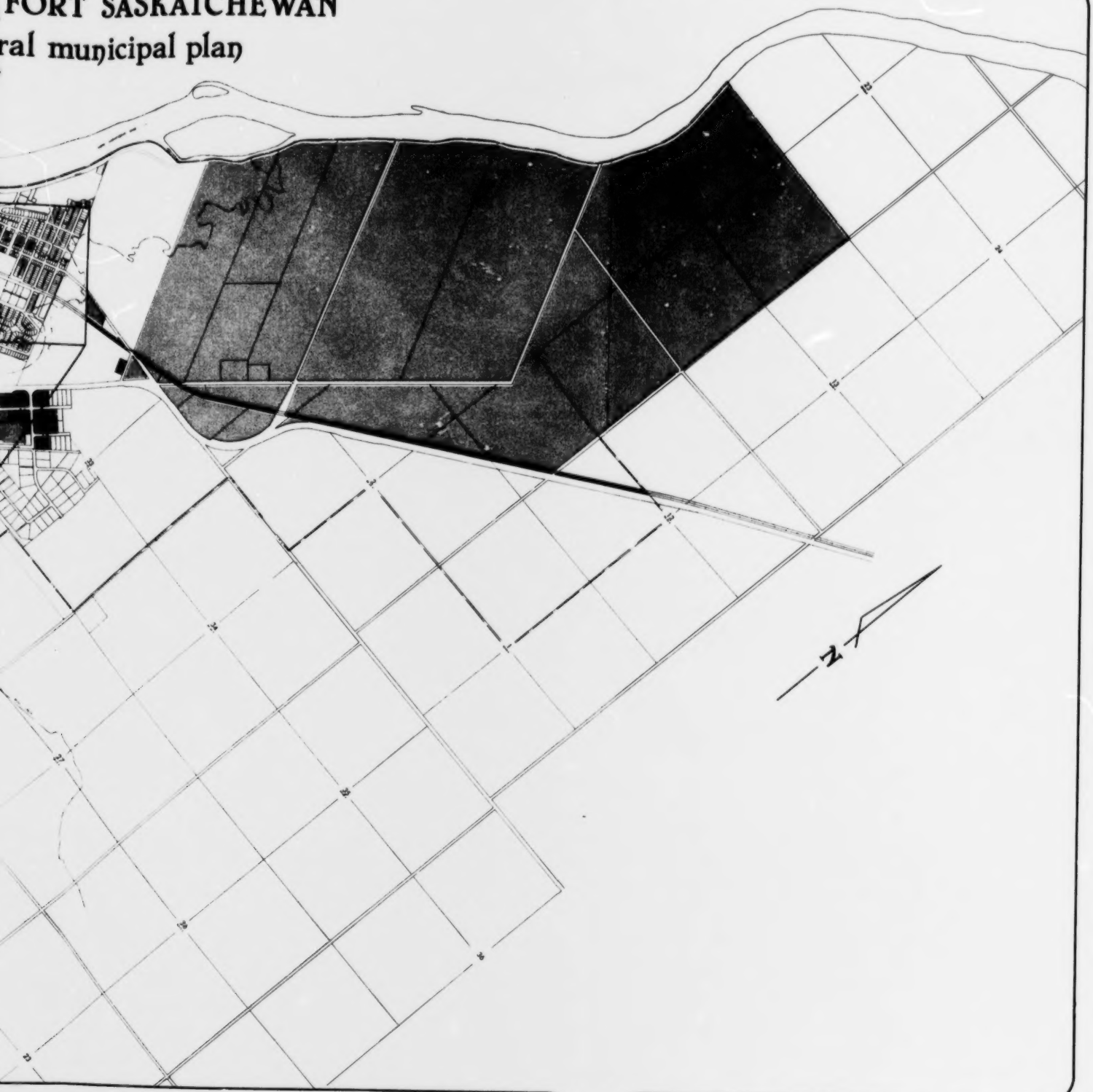
kilometres 0·5 0 0·5 1 1·5 kilometres

EDMONTON REGIONAL PLANNING COMMISSION

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL

FORT SASKATCHEWAN
ral municipal plan



PUBLIC and SEMI PUBLIC
TRANSPORTATION / UTILITIES
RECREATION and OPEN SPACE
VACANT

MAP 2
EXISTING LAND USE

(d) heavy industrial development east of Ross Creek and north of Highway 15;
(e) a light industrial area east of Ross Creek and south of Highway 15;
(f) major recreational areas located at the south and north ends of the Town, within the River Valley and adjacent to Highway 15;

These basic elements represent the urban form which will influence future extensions to the Town's urban area.

Many of the Survey results relating to life style preferences (reasons for rejecting other places and reasons for choosing Fort Saskatchewan as a place in which to live) and to residents' aspirations (expectations about benefits and disadvantages of growth) potentially have either direct or indirect implications for future urban form (the amounts and general locations of residential, recreational, commercial and industrial development). Most notable among these apparent life style preferences and aspirations are:

(a) convenient access to work;
(b) more/improved business and industrial development and more employment opportunities;
(c) a variety of housing opportunities;
(d) retain small town qualities and avoid overcrowding;
(e) better community facilities and services in general;
(f) more recreational facilities;
(g) efficient roadway systems and public transportation improvements;
(h) avoid overcrowding of schools; and,
(i) more and better shopping/improve downtown.

2.0 TRANSPORTATION AND PUBLIC UTILITIES

To ensure the greatest freedom of movement of goods and people, involving a minimum of conflict between all parts of the Town, as well as between the Town and other places in the region, the Town will:

(a) ensure the establishment of an integrated, safe, attractive and efficient transportation system;
(b) encourage the use of a variety of travel modes; and,
(c) minimize the adverse effects of transportation routes upon adjacent land uses.

Moreover, in order to develop utility servicing systems of the highest possible standards throughout the municipality, the Town will ensure the provision of integrated, safe, efficient and environmentally acceptable utility servicing systems.

2.1 TRANSPORTATION

Fort Saskatchewan is served by two primary highways. Highway 15 links directly with northeast Edmonton and within the Town becomes 94 Street (MAP 3). Highway 21 follows a route on the opposite side of the North Saskatchewan River and provides a route to east Edmonton via Highway 16. Internally, the northeast to southwest alignment of Highway 21 and Highway 15 becomes 89 Avenue. The main or arterial roadways in the Town are: 99 Avenue from its interchange with Highway 15; 101 Street from Highway 15; and the 100 Avenue extension from the industrial area north of the Town. Each of these provides access to the central business district.

The Canadian National Railway presently serves the Town, paralleling Highway 15 at the Town boundary then passing directly through the central business district. Existing industries in the Town are served from a new marshalling/storage yard located at Scotford. There are a number of at-grade, uncontrolled railway crossings affecting vehicular movement to and from the central business district.

Although only 23% of all households indicated dissatisfaction with the roadway system in the Town, a large majority of households (92%) suggested one or more improvements. The improvements to the roadway system in the Town suggested by residents fall into five cate-

gories: traffic control and signs; system design/planning; roadway design; parking; and maintenance. The most frequently mentioned improvement which related to traffic control and signs was to install traffic lights at 101 Street and 99 Avenue. The next most frequently mentioned improvement, which related to system design/planning, concerned the railway, and involved, removing the railway, changing railway crossings or providing more crossings. The improvements to roadway design most frequently cited had to do with street widening, and in particular, widening 99 Avenue. The most frequently mentioned improvement relating to parking concerned parking downtown.

The existing total street system will be inadequate for the future circulation needs of the Town. Consequently, an arterial road network which will cater to the anticipated growth in traffic and complement the future major highway network is recommended (MAP 3). The proposed roadway network consists of a well ordered hierarchy of major roadways and includes the following:

(a) highway bypasses designed to freeway standards which will carry through and industrial traffic around the future residential area. The proposed primary highway bypass system would, as well as providing a bypass function, serve as peripheral arterial routes, providing direct service to the Town;
(b) a network of major arterial roadways, consisting largely of the existing highway system, connecting the urban area to the peripheral bypasses. The internal network would consist of two major arterial routes, 94 Street and 89 Avenue;
(c) a network of minor arterial roadways providing direct routes between major origins and destinations within the Town and comprising the following components of more immediate importance:
    (i) 99 Avenue, including the link to 94 Street via 95 Street;
    (ii) 100 Avenue;
    (iii) 112 Street from 89 Avenue (Highway 15) into the north CBD area linking 112 Street to 99 Avenue; and
    (iv) Boundary Road between the Sherritt Gordon and Dow Chemical properties.

The minor arterial route of greatest significance is 101 Street. This roadway will provide a direct link

TOWN OF FORT SASKATCHEWAN

general municipal plan

mile 0·5 0 0·5 1 mile
kilometres 0·5 0 0·5 1 1·5 kilometres

EDMONTON REGIONAL PLANNING COMMISSION

EXISTING
- MAJOR ARTERIAL ROADWAY
- MINOR ARTERIAL ROADWAY

FUTURE
- HIGHWAY 21 BYPASS
- MAJOR ARTERIAL ROADWAY
- MINOR ARTERIAL ROADWAY

MAP 3

ARTERIAL ROADS

between the proposed shopping center and the existing commercial core. It will be the route travelled by a large majority of Town's future residents to most commercial and public services. It will, therefore, be necessary to protect, not only its transportation function, but also its visual appearance. The design of the roadway and the land use controls employed in its vicinity should reflect this importance.

The only public transportation currently available to residents of Fort Saskatchewan is provided by the Greyhound Bus Line. Greyhound has one bus passing through Fort Saskatchewan bound for Edmonton at 11:40 a.m. and a return service from Edmonton at 5:30 p.m. Clearly, this service is not adequate as a commuter service.

Nine out of every ten households felt there was a need for an alternate form of public transit between Fort Saskatchewan and Edmonton. More and better bus service, light rapid transit (LRT) or rail (train) services were the most frequently mentioned possibilities. Just over one-half of the 29.8% of the total labour force which is employed in Edmonton stated they would use public transit to get to work. More middle and higher income households stated there was a need for an alternate form of public transit between Fort Saskatchewan and Edmonton (93% of households with an annual income in excess of $20,000 as compared to 86% for those households earning less than $20,000). More lower income households however stated they would actually use public transit (84% of households earning less than $20,000 as compared to 60% of households earning more than $20,000).

The transportation network within the Town's future urban area has been formulated with the recognition that public transportation will probably be required within the planning period. The minor arterial and collector roadway pattern is one which will allow for the provision of an efficient bus service from residential areas to the Town's public and commercial services and to industrial employment areas. The bus system could also provide public transit access to any rapid transit terminal located along the existing CNR rail line within the Town when a commuter service from Fort Saskatchewan to Edmonton proves to be feasible.

2.2 UTILITIES

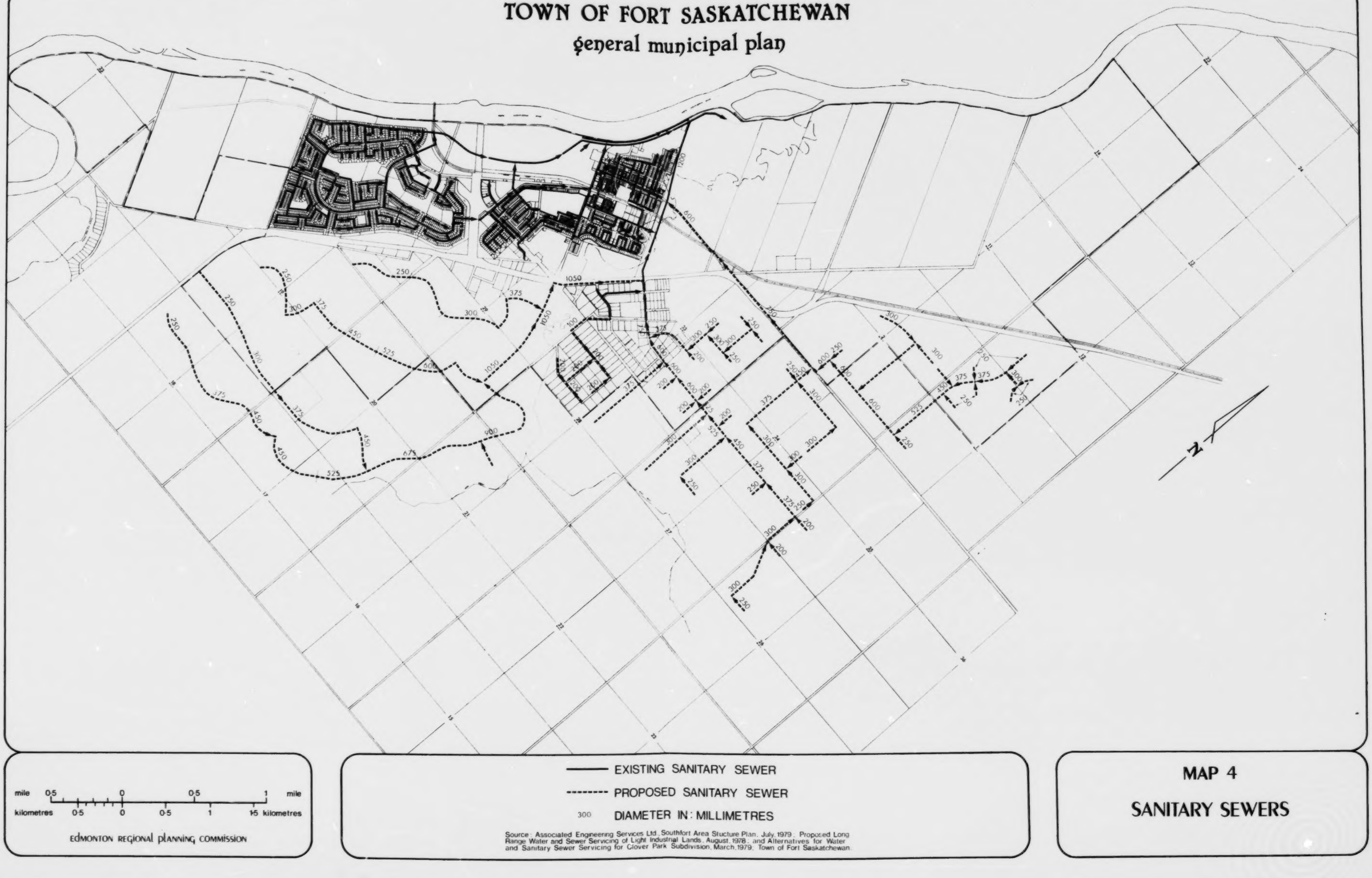
At present Fort Saskatchewan treats its sewage in anaerobic lagoons located on an island in the North Saskatchewan River. These lagoons provide only primary treatment of the sewage and will not meet current Department of Environment secondary effluent standard criteria. Also, the flows to these lagoons are at or near the design capacity of the facility. It is therefore necessary for the Town to upgrade this facility or provide other means of treatment. It should be noted that the current island site has limited land available on which to locate the treatment process, therefore the Town has to consider the economics of either remaining on the island with a mechanical treatment process or relocating elsewhere. The Town should wait until a decision is made by Alberta Environment regarding a permit to construct a regional treatment plant. If the plant is to proceed the Town should apply to the Department of Environment to utilize that facility. If the regional plant does not proceed, the Town should apply for a permit to construct its own improved treatment facility.

The capacity of the existing Ross Creek Trunk Sanitary Sewer is adequate to serve proposed growth areas of residential and light industrial development east and southeast of Highway 15. Extension of the Ross Creek Tributary Sewer is a logical first stage in providing sanitary sewer service to proposed growth areas (MAP 4).

The Town's existing waterworks system, which is comprised of the Northeast Water Board supply line from Edmonton, reservoir, water tower, booster station and distribution mains, is adequate to serve a total Town population of approximately 12,000 people. In order to supply a Town population of beyond 12,000, the water supply rate to the Town is being increased by twinning the regional water supply line. To increase the reliability of the present water supply, an additional 6,800 m^3 (1.5 mig) water reservoir (and increased pumping facilities) adjacent to the existing reservoir has been constructed. This additional volume of storage (along with the existing storage) will satisfy the demands of a total population of approximately 20,000 people. Future water storage, reservoirs and pumping facilities will be required in the southwest sector of the Southfort area and also in the west sector of the proposed light industrial area (MAP 5).

TOWN OF FORT SASKATCHEWAN

general municipal plan



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EDMONTON REGIONAL PLANNING COMMISSION

——— EXISTING SANITARY SEWER

-------- PROPOSED SANITARY SEWER

300 DIAMETER IN: MILLIMETRES

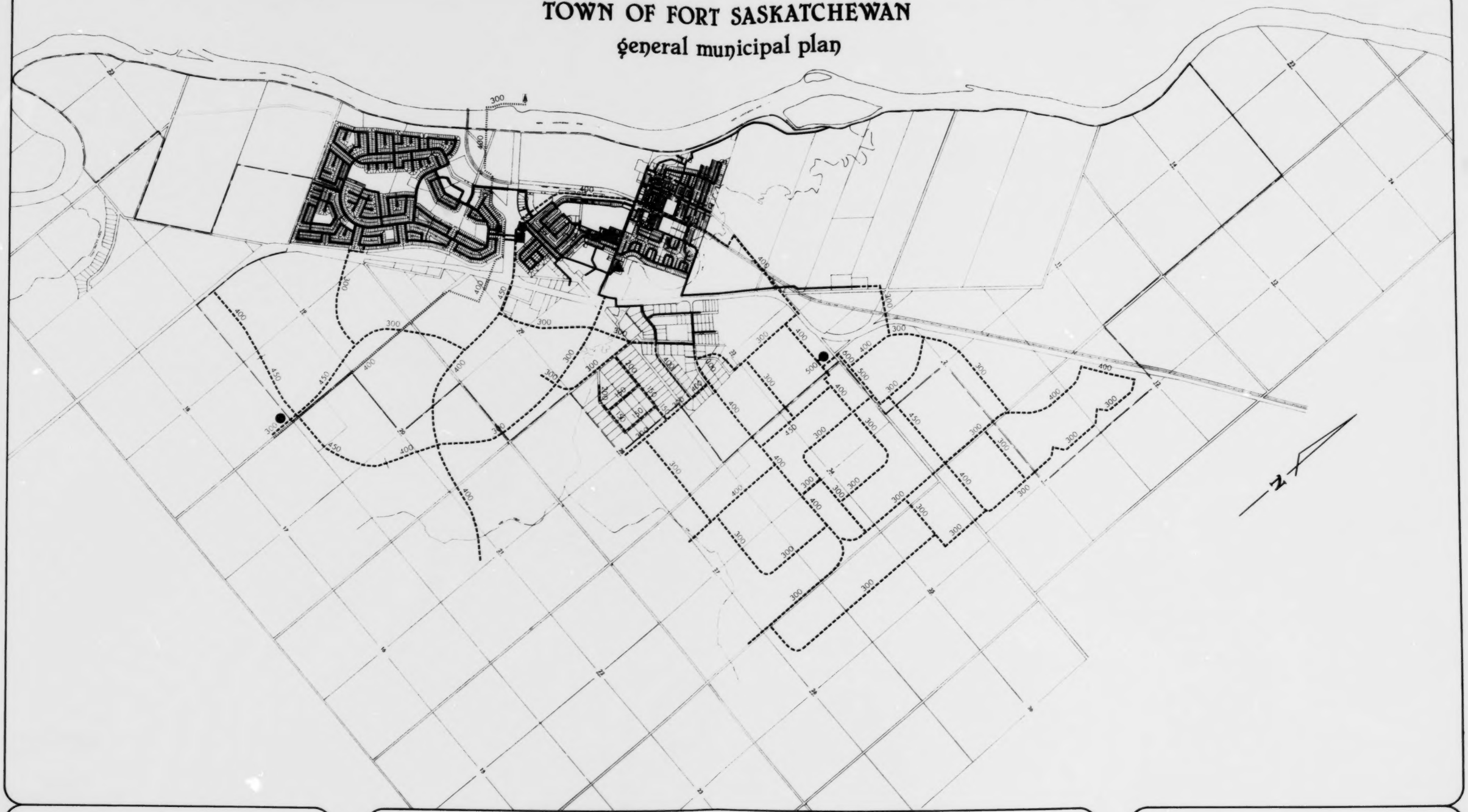
Source: Associated Engineering Services Ltd., Southfort Area Stucture Plan, July, 1979; Proposed Long Range Water and Sewer Servicing of Light Industrial Lands, August, 1978; and Alternatives for Water and Sanitary Sewer Servicing for Clover Park Subdivision, March, 1979; Town of Fort Saskatchewan.

MAP 4

SANITARY SEWERS

TOWN OF FORT SASKATCHEWAN

general municipal plan



mile 0·5 0 0·5 1 mile

kilometres 0·5 0 0·5 1 1·5 kilometres

EDMONTON REGIONAL PLANNING COMMISSION

EXISTING WATER MAIN

300mm PROPOSED TRUNK WATER MAIN

NORTHEAST WATERBOARD SUPPLY LINE

EXISTING WATER TOWER

EXISTING RESERVOIR

EXISTING BOOSTER STATION

PROPOSED RESERVOIR

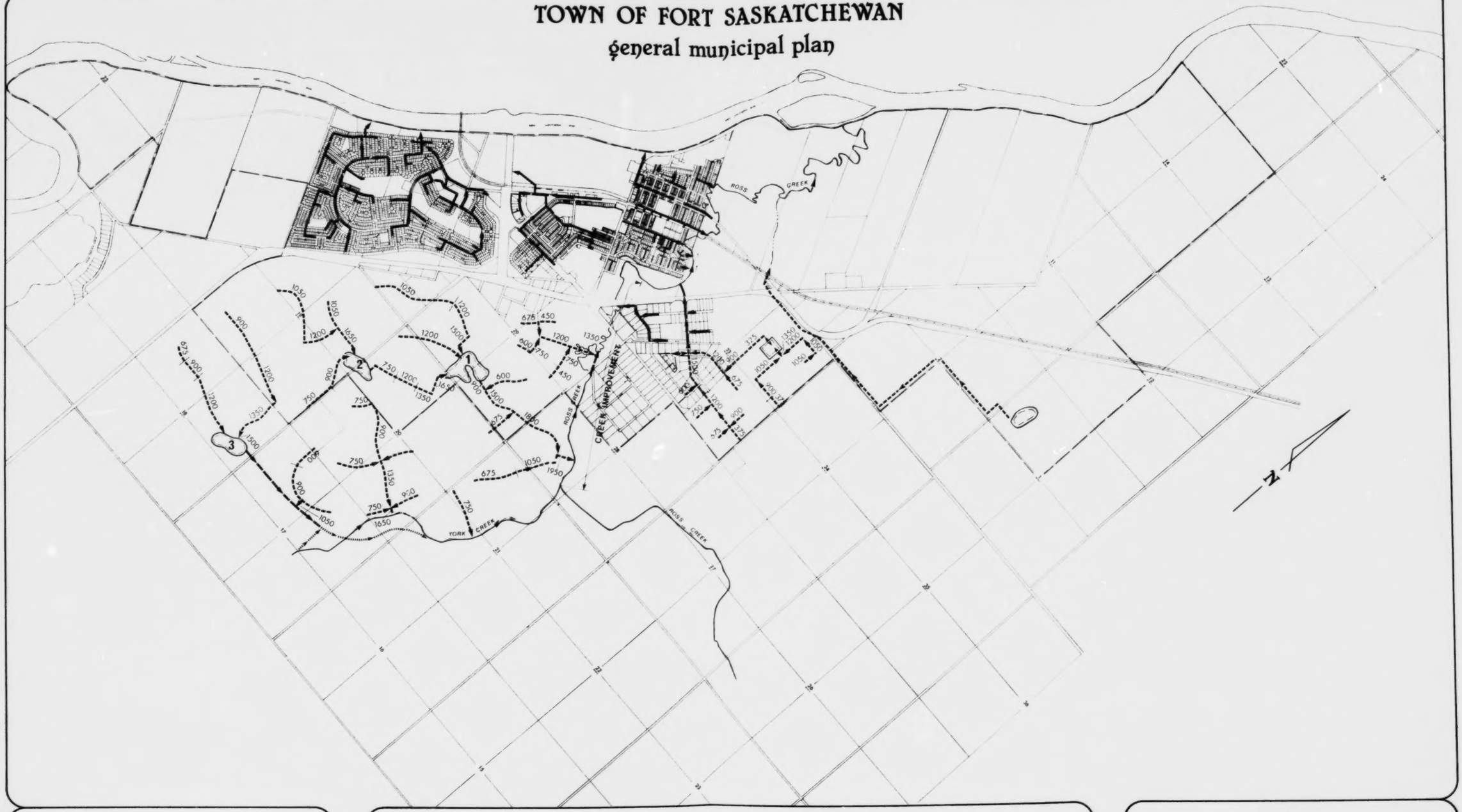
Source: Associated Engineering Services Ltd., Southfort Area Structure Plan, July 1979; Proposed Long Range Water and Sewer Servicing of Light Industrial Lands, August 1978; Alternatives for Water and Sanitary Sewer Servicing for Clover Park Subdivision, March, 1979; Town of Fort Saskatchewan, & Water Distribution/Downtown Core, May 1979

MAP 5

WATER SUPPLY AND DISTRIBUTION

TOWN OF FORT SASKATCHEWAN

general municipal plan



mile 0·5 0 0·5 1 mile
kilometres 0·5 0 0·5 1 1·5 kilometres

EDMONTON REGIONAL PLANNING COMMISSION

EXISTING STORM SEWER

PROPOSED STORM SEWER

900 DIAMETER IN : MILLIMETRES

PROPOSED RETENTION LAKE / POND

PROPOSED DRAINAGE PARKWAY

YORKVILLE DITCH RELOCATION

Source : Associated Engineering Services Ltd., Southfort Area Structure Plan, July,1979; Town of Fort Saskatchewan and W.J. Francl & Associates, Fort Saskatchewan Industrial Centre, Stormwater Drainage Systems, May, 1979

MAP 6

STORMWATER DRAINAGE

Preliminary hydrologic analysis of the Ross Creek drainage basin, into which all runoff from proposed development areas will be directed, indicates that, under present conditions, the existing Ross Creek channel cannot safely convey the 1 in 100 year peak flow runoff from the proposed development areas. Therefore, improvements to Ross Creek are a prerequisite to substantial future development within the Town. Moreover, the Yorkville Ditch, a local drainage waterway, will have to be improved to accommodate runoff from adjacent development areas. The principle of storm water management should be applied in providing future storm drainage facilities and the major facilities should be constructed to the general configuration and to the sizes indicated on MAP 6. Test drilling should be carried out to verify the availability of suitable quantities of groundwater for potential ultimate use as a supplementary supply of water to the "storm water" lake system.

Thirty-one percent (31%) of all households mentioned a problem with water supply within the past two years. The most frequently cited problem was poor water quality (87% of the responses). The Community Survey revealed that water problems appeared to be randomly distributed throughout the Town, suggesting that water quality problems originate at the source of supply (32% of all households having problems mentioned the need for better inspection of the water supply). Nine percent of all households indicated a sewage problem within the past two years. The problem most frequently mentioned was backed up sewer lines (85% of the responses). A higher proportion of households in older areas of the Town reported sewage problems.

3.0 RESIDENTIAL DEVELOPMENT

Population and economic growth prospects indicate that there will be a continuing need to provide in Fort Saskatchewan housing that meets the needs of residents. Consistent with the Town's desire to attract industrial development, is the need to provide an appropriate labour pool. This will require the provision of suitable types of housing to meet people's varying space requirements, economic circumstances, and aspirations. Furthermore, as the Town develops and matures, there will be an increasing demand for a variety of housing types. In order to ensure the development of a residential environment which enhances the quality of life of the Town's residents, appropriate standards and guidelines of subdivision and site design will be applied so as to ensure the development of safe, quiet, convenient and attractive neighbourhoods.

3.1 HOUSING

Fort Saskatchewan's rapid population growth has been accompanied by a significant increase in the Town's housing stock. According to the 1979 Civic Census, there were 3,059 dwelling units in Fort Saskatchewan, an increase of approximately 110% over the 1971 total of 1,450 dwelling units.

The housing stock consists predominantly of single detached dwellings and this proportion has increased slightly from 75% in 1971 to 79% in 1979. During this period of time, the proportion of multiple units declined from 25% to 21% of the total housing stock. Generally, construction in the past ten years has reinforced the predominance of the single detached dwelling in Fort Saskatchewan. Not surprisingly therefore, in the period between 1971 and 1976, the proportion of dwelling units that were owner occupied increased from 64% to 68%; while the proportion of tenant occupied dwellings decreased from 37% to 31%. Meanwhile, recent low vacancy rates (0.5%; August 1979) in Fort Saskatchewan suggest that there is a high demand for rental accommodation relative to the supply of this type of accommodation. A vacancy rate of 3% is considered normal for a well functioning rental market. It is important that the Town ensure that rental accommodation is provided to meet the needs of various local socio-economic groups.

The Community Survey results reveal that of those residents who considered living in other towns in the Edmonton Region before moving to Fort Saskatchewan, many rejected these places, primarily because of the cost of housing. In addition, only 7% of Fort Saskatchewan residents rated the purchase price of their homes as being poor. It appears that lower housing costs in the Town have contributed to its desirability as a residential community. Estimates of 1980 housing prices based on a 111.5 sq. m. (1,200 sq. ft.) bungalow, indicate that a dwelling unit in Fort Saskatchewan would cost between $77,000 to $79,000 as compared to $93,000 to $94,000 in Edmonton (Castledowns) and $86,000 to $88,000 in Sherwood Park.

There are many factors which are important in an individual's decision to purchase a house or to make a move from one residence to another. These include the stage in the life cycle, family size, people's values and aspirations, and their financial position. The Community Survey results relating to housing satisfaction and aspirations can be of assistance to the Town if it is to provide families and individuals at various stages in the life cycle and at different income levels, with some degree of choice. The results of the Community Survey clearly reveal that there is a strong relationship between the type of housing that people occupy and their stage in the life cycle and that income levels vary among the different stages in the life cycle. This may partially explain the relationship between income and tenure or house type.

Most households (93%) that are married with children occupy a single family dwelling (which includes duplexes) and less than 1% of these households live in a walk-up apartment. This tends to support the view that the single family dwelling best meets the needs of households with children. However, while we would expect single parent households to have similar housing needs, only 41% occupy a single family dwelling and 53% occupy a row house. This difference in house type between those people who are married with children and single parents may be partially explained by much lower incomes among single parents.

Of those people who live in a single family house, 67% have family incomes over $20,000 per year, while 77% of those who occupy a row house earn less than $15,000 per year. The high percentage of low income people occupying row houses may be attributed to the high proportion

of row houses that are located in Westland Park; an assisted housing project containing 224 row housing units. Sixty-eight percent of those households who own their accommodation earn more than $20,000 per year while 51% of renters earn less than $15,000 per year.

Unmarried adults are split equally between occupying a single family or a multiple dwelling. However, 62% of unmarried adults are renters, and as with single parents, this is partially explained by lower income levels. Of those unmarried adults occupying a walk-up apartment, 46% earn less than $15,000 annually; however 31% earn more than $20,000 per year. Of those couples with no children, 80% live in a single family dwelling and are homeowners. The higher incomes among this group may reflect to some extent the presence of a second income in the household and may also explain their propensity to own.

While 70% of seniors occupy a single family dwelling, and 68% are homeowners, 80% of seniors have an annual income of less than $15,000. This discrepancy is explained by the fact that most seniors already owned their homes before having to rely on a pension as all or a major part of their income. However, of those seniors who are renters, a large majority receive less than $15,000 annually; and it is these seniors who may be experiencing housing affordability problems. There is a conveniently located sixty-five bed senior citizen lodge in the Town which provides housing to senior citizens at rates they can afford.

Analysis of the Community Survey data demonstrates that there is a strong relationship between the stage in the life cycle, house type and tenure, and level of income. Generally, it can be assumed that the higher the income level, the greater the propensity to own and hence to occupy a single family dwelling.

When the income variable is controlled, it appears that occupation is not as significant a factor in determining tenure and house type as people's income. Income levels are thus an important consideration for the Town's housing policy. If the Town is to provide some degree of choice with respect to housing, the development of a variety of housing types and tenures should be encouraged to meet the needs of people in different stages of the life cycle and with different incomes. The close relationship between income and tenure (and

hence to a large extent housing type) is relevant to housing policy since decisions regarding the type of housing built in the Town will significantly influence its socio-economic composition. Housing policy should also aim to alleviate existing housing problems in the Town, particularly with respect to housing affordability.

The conventional definition of affordability is the ratio of actual shelter expenditure to actual total household income. If more than 30% of household income is spent on rent, or principal, interest and taxes in the case of homeowners, then a household is generally defined as being in need or may be experiencing some difficulty in "making ends meet".

Results from the Community Survey indicate that 54% of households spend less than 20% of their household income on housing, 27% spend between 21-30%, and 18% spend more than 30% of their income on housing. Furthermore, as household income increases, the percentage of household income spent on housing tends to decrease. It is important to note that of those households who have an annual income below $15,000 (22.0% of all households), 46% spend more than 30% of their income on housing. This specific group, which comprises 10% of all the residents surveyed, are generally those who are experiencing affordability problems in terms of housing. Of this group, those who are married with children (42%) and unmarried adults (29%) comprise the largest proportion of unmet needs.

It would not be correct however to assume that all those who spend more than 30% of their income on housing are in need. Generally, it can be assumed that this situation with renters is the result of lower incomes; while, in the case of homeowners, it reflects rising homeownership costs and the apparent willingness of some households to devote large proportions of their income towards housing. However, when households must direct a high proportion of their income towards housing, their flexibility to deal with changing circumstances, such as unemployment or the loss of the second income in the household, is restricted. This may result in an increased need for social services, such as day care, if two incomes are required to meet housing costs. Social housing programs should be encouraged to meet the needs of those people on low incomes who are directing a large proportion of their income towards housing.

The setting of housing targets is an integral part of the Town's goal to strive to accommodate future growth. To prepare housing targets for Fort Saskatchewan, the information regarding household size, housing mix and the Town's stated housing objectives are brought together with the population projections that have been prepared for Fort Saskatchewan. Population projections "B" and "C" have been selected to identify housing targets for the Town. These targets have only been prepared for the period from 1979 to 1991 since it is likely that the Town's housing objectives will have changed by 1991.

There has been a declining trend in average household size in Fort Saskatchewan and further slight decreases in both the family size and household size can be expected in the future. The decline in household size will tend to increase the number of dwelling units required in the future and it will exert some influence over the types and sizes of housing that should be provided. In addition, as Fort Saskatchewan's population distribution in terms of age groups shifts, the proportion and numbers of different dwelling types required will change.

Generally, the types of housing being constructed over the past several years, while reinforcing the predominance of the single family dwelling, have included an increasing number of multiple units. The actual housing mix in Fort Saskatchewan is 78.9% single family dwellings and 21.1% of multiple units (that is, 11.4% of townhouses and 9.7% of apartment units). Given a decreasing household size and changes in the age composition of the population, it may be necessary to alter the Town's housing mix. Furthermore, the declining ability of many households to afford single detached housing may also require changes in the housing mix.

Three scenarios have been developed for both Fort Saskatchewan's population projections "B" and "C". Each of these scenarios is based on varying assumptions which may reflect future housing requirements in the Town. Scenarios I and II are based on current trends in Fort Saskatchewan's household size and housing mix while Scenario III assumes that the average household size will remain constant and that the existing housing mix in the Town will not change. According to population projection "B", the Town should strive to accommo-

date approximately 17,198 people by 1991. In the case of the first two scenarios which are considered to be more realistic this would require the construction of approximately 5,400 dwelling units. For population projection "C", an increase of 21,168 people will require the construction of some 6,635 dwelling units between 1979 and 1991.

As the Town's housing objectives change, new housing targets will be required. In addition, given that projected residential requirements are based on a number of assumptions, the validity of these assumptions should be continually verified, and, if necessary, housing targets should be re-adjusted to be consistent with changing conditions.

The amount of land required to accommodate future residential growth in the Town has been derived from assumptions regarding the housing mix in new developments and the housing densities for each housing type. The residential land requirements have been calculated for Scenario I, for both population projections "B" and "C". Single family unit densities are assumed to be approximately 11.1 units per gross hectare (4.5 units per gross acre); and multiple unit densities are assumed to be approximately 29.6 units per gross hectare (12 units per gross acre). Lower density development will tend to increase residential land requirements. According to Scenario I, a total of between 410 to 504 hectares (1,013 and 1,244 acres) of land (population projections "B" and "C" respectively) will be required for residential purposes by the year 1991. This will result in an overall density of approximately 37 persons per gross hectare (15 persons per gross acre), which is similar to the existing density in the Town. The residential land requirements to 1991 for both population projections "B" and "C" can be satisfied within the Southfort area.

3.2 NEIGHBOURHOOD DESIGN

The Community Survey indicated that housing and neighbourhood satisfaction is quite high in Fort Saskatchewan. Indeed, many people have moved to Fort Saskatchewan because of its perceived quality of life. However, as the Town grows and changes, greater consideration must be given to urban design to ensure that the Town remains a desirable place in which to live. Concerns pertaining to the quality of the residential

environment, which may arise from growth and development, are numerous. These may include the undesirable effects of increased traffic and noise, inadequate public facilities, the intrusion of commercial and industrial land uses into residential areas, increased crime, and the design and distribution of multiple housing.

One method of addressing these concerns is to give greater consideration to urban design in the preparation and review of plans and development proposals. This will require the setting out of design policies and guidelines for the Town. It is recognized however that in the implementing of design guidelines, trade-offs often have to be made between these and other Town objectives and policies.

4.0 ECONOMIC DEVELOPMENT

The amount of Fort Saskatchewan's future population growth and economic development will depend to a much larger degree than in the past on the overall economic prospects of Alberta and the Edmonton metropolitan area.

The primary impetus for Alberta's continuing growth will come from stepped-up development of its various energy resources together with the development of petrochemical and other manufacturing plants. The expected rapid economic growth of the Edmonton metropolitan area will be contingent upon Alberta's development. It will be based on the area's role as the seat of the growing Provincial Government administration, a staging point for northern development and a logistic center for future conventional oil and gas exploration and conventional and unconventional oil extraction. The metropolitan area's economic activities can also be expected to grow in scope as a result of the Provincial Government's efforts to encourage industrialization and diversification by attracting to Alberta a variety of national and international manufacturing companies, head offices, financial institutions and research establishments, all of which require a large metropolitan area setting for their successful operation.

The benefits of economic development enjoyed by residents will be dependent upon the extent to which the Town is able to continue to develop as a relatively self-sufficient, economically stable and fiscally viable urban center. Toward this end the Town will strive to develop a strong industrial sector in order to maximize local employment opportunities, limit home to work travel of local residents and preserve a satisfactory balance in the Town's tax base between residential and nonresidential assessment. In addition, the Town will endeavour to strengthen and diversify the overall commercial function of the Town in order to provide a variety of commercial services and employment opportunities to local residents as well as to contribute to the local tax base.

4.1 INDUSTRIAL DEVELOPMENT

Fort Saskatchewan's heavy industrial area is located along the North Saskatchewan River northeast of the Town's Central Business District and presently has 381

hectares (940 acres) of 'developed' heavy industrial land. An estimated 633 hectares (1,560 acres) of heavy industrial land within the area is presently vacant. A large proportion of the manufacturing activities presently in the Town of Fort Saskatchewan belong to the heavy petrochemical category and are engaged in the production of primary chemicals. The siting of these activities in Fort Saskatchewan was not accidental, but resulted from the Town's locational attributes for heavy industry. Because of favourable locational factors, it is reasonable to expect that additional heavy manufacturing plants (most likely petrochemical) will continue to locate in the Town in the future. Based on an assessment of the general prospects for the petrochemical industry in Alberta and taking into account the likely effects of the provincial government decentralization policies, within the time horizon of the General Municipal Plan (the next 22 years), additional heavy petrochemical development worth at least $400 million (in constant dollars) can be expected to locate in Fort Saskatchewan. It has been assumed that development will occur in four even steps throughout the time horizon of the General Municipal Plan. The land requirement for each step is estimated at approximately 65 hectares (160 acres), totalling 259 hectares (640 acres) by 2001. The total amount of land used for heavy industrial purposes in that year would be 640 hectares (1,580 acres). Assuming that an additional 60% constitutes a reasonable reserve for flexibility in the land market, the total amount of additional heavy industrial land which will be needed by the year 2001 is 644 hectares (1,590 acres). As approximately 632 hectares (1,560 acres) of land are presently vacant, it could probably be concluded that the Town may not need to annex additional heavy industrial land until the turn of the century. Certain factors, however, affect that conclusion. All the vacant land presently forms a part of the land holdings of established industries and should they be unwilling to sell their excess land to potential newcomers or should this vacant land prove to be undevelopable, an earlier annexation of heavy industrial land may become inevitable.

Since heavy petrochemical plants are highly capital intensive ventures, they will undoubtedly add significant amounts of taxable assessment to Fort Saskatchewan's fiscal base. However, their employment generating capacity is relatively low and as a consequence they can be expected to contribute only marginally to

the growth of local employment opportunities. Practically all the undeveloped and the bulk of the developed light industrial land in Fort Saskatchewan is concentrated in the designated light industrial park area located east of Ross Creek and south of Highway 15. The size of the whole area is approximately 227 gross or 158 net hectares (560 gross or 390 net acres) of which 16.2 net hectares (40 net acres) are built upon. Of the remaining 141.8 net hectares (350 net acres) over 40.5 net hectares (100 net acres) are presently fully serviced and available for sale and development. Approximately 16 net acres of built upon light industrial land are located beyond the boundaries of the designated light industrial area.

Heavy petrochemical manufacturing, as mentioned earlier, can be expected to contribute only marginally to Fort Saskatchewan's employment growth. As a result light manufacturing and other related segments of the industrial sector will have to be relied upon for most of the necessary enlargement of the local employment base. Manufacturing and related storage, wholesaling and transportation establishments, which should provide a large portion of Fort Saskatchewan's future employment opportunities, are among those economic activities found within North American metropolitan areas which display the greatest tendencies toward decentralization away from central cities. The most frequently cited reasons for the decentralization of manufacturing and related activities include their need, technologically determined and increasing, for large tracts of land and their inability to obtain the necessary land at acceptable prices in more central locations. Additional reasons relate to the congestion of central metropolitan areas and the increasing orientation of manufacturing activities to national markets and their consequent need to be close to major national transportation links, highway interchanges and airports.

The range of future light industrial land requirements is founded on two different scenarios, each of which is distinguished by varying rates of population growth. Scenario I corresponds to population projection B (43,085 by 2001); Scenario II corresponds to population projection C (50,111 by 2001). The projected requirements for light industrial land are directly related to the projected growth in the local labour force, which, in turn, is derived from the projected increases in both working age population and labour participation

rates. The proportion of the working age population in the total Town population has been projected to increase from 67% in 1976 to 75.2% under Scenario I and to 75% under Scenario II by the year 2001. Local labour force participation rate is expected to grow for both scenarios, from 63% in 1976 to 70% in 1986 and then to gradually increase to 74% in 2001. On the basis of these assumptions, incremental employment in the whole Fort Saskatchewan industrial sector is projected to range between 9,470 and 11,320 by the year 2001. The segment of the industrial sector requiring light industrial land has been projected to generate, by the year 2001, between 8,870 and 10,720 incremental employment positions. At an average employment density of 17.3 workers per gross hectare (seven workers per gross acre), these positions will require between 514 and 620 gross hectares (1,270 and 1,530 gross acres) of land. The average yearly consumption of light industrial land implied by these projections is between 23.5 and 28.3 gross hectares or between 16.2 and 19.8 net hectares (58 and 70 gross acres or 40 and 49 net acres). The amount of incremental light industrial land which will have to be designated by 2001 is estimated to be between 567 and 729 gross hectares (1,400 and 1,800 gross acres).

4.2 COMMERCIAL DEVELOPMENT

Most of the existing commercially developed land in Fort Saskatchewan 16.2 net hectares or (40 net acres) is concentrated in the downtown area 11.3 hectares or (28 acres) with the remaining 4.9 net hectares (12 net acres) dispersed throughout the Town. The overall average density of commercial development is presently 2 876.5 sq. m. of GLA (Gross Leasable Area) per net hectare (12,530 sq. ft. of GLA per net acre) while the downtown average density is estimated at 3 112.8 sq. m. of GLA per net hectare (13,570 sq. ft. of GLA per net acre).

Even though Fort Saskatchewan's per capita trade sales showed a very healthy growth in the period under review, comparative data indicate that the commercial sector of the Town remains relatively underdeveloped. This lack of development is due, not only to Fort Saskatchewan's relatively small secondary trading area, but also to the current shopping habits of the Town residents. Even though people living in Fort Saskatchewan shop locally for drugs and groceries, a large proportion of their shopping for other goods and

services (particularly furniture and major appliances) is done elsewhere, mainly in Edmonton. Still, the pace of commercial development in the Town appears to have accelerated substantially in the last few years.

Building permit information shows the total value of commercial building permits in the last three years increased to $14.3 million, nearly triple the total value in the preceding four year period between 1973 and 1976. It can be concluded, therefore, that the commercial sector's performance has probably improved substantially in recent years. People who live and work in Fort Saskatchewan generally support the local commercial sector more actively than those working elsewhere. The creation of local employment opportunities for Fort Saskatchewan's residents will therefore promote development of the local commercial sector.

Approximately one in every five of Fort Saskatchewan's households has a member (most frequently a housewife) who is presently unemployed but willing to take a job if one were available in the Town. Twenty-five percent (25%) of these potential workers are interested in full time jobs while the remaining 75% would prefer a part time employment position. The fact that part time employment opportunities are found most frequently in the commercial and light industrial sector, suggests, that the expansion of the commercial sector will not only achieve the necessary shopping improvements but will also satisfy the demand for local employment.

Commercial space in use in the Town of Fort Saskatchewan at the end of 1979 totalled 37 439.6 sq. m. (403,000 sq. ft.) of gross leasable area (GLA). Retail trade presently occupies 46% of this total, with the rest distributed among service trade (27%), office development (22%) and vacant space (5%). Total gross leasable area (including that which is presently vacant or under construction) amounting to 46 340.9 sq. m. (498,814 sq. ft.) has been estimated as presently covering 16.2 net hectares (40 net acres) of commercial land.

As a minimum projection (Projection I)[1], developed commercial space is expected to increase from 46 340.9 sq. m. GLA (498,814 sq. ft. GLA) in 1979 to between 130 528 sq. m. GLA and 154 868 sq. m. GLA (1,405,000 sq. ft. GLA to 1,667,000 sq. ft. GLA) in the year 2001 (an increase of between 84 187 sq. m. and 108 527 sq. m. of GLA). Under the maximum projection (Projection II)[2]

developed commercial space is expected to grow from 46 340.9 sq. m. (498,814 sq. ft.) of GLA in 1979 to between 194 351.5 sq. m. and 218 691.9 sq. m. of GLA (2,092,000 sq. ft. and 2,354,000 sq. ft. of GLA) in the year 2001 (an increase of between 148 010.6 sq. m. and 172 351.0 sq. m. of GLA). The commercial land requirements of the Town of Fort Saskatchewan can be expected to range, based on alternative density assumptions, between 50.2 and 68.8 net hectares (124 and 170 net acres) of land by the year 2001. This represents an increment of between 34.0 and 52.7 net hectares (84 and 130 net acres) of land. As presently only 2.43 hectares (6 acres) of commercially zoned land are available for development, newly designated areas will have to satisfy practically all of the projected incremental demand for commercial land.

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[1]PROJECTION I

Density Assumptions:

4 280.4 sq. m. of GLA/net hectare (downtown)	20.2 net ha.
2 293.9 sq. m. of GLA/net hectare (rest of town)	30.0 net ha.
	50.2 net ha.

[2]PROJECTION II

Density Assumptions:

4 587.8 sq. m. of GLA/net hectare (downtown)	26.3 net ha.
2 293.9 sq. m. of GLA/net hectare (rest of town)	42.5 net ha.
	68.8 net ha.

5.0 COMMUNITY FACILITIES AND SERVICES

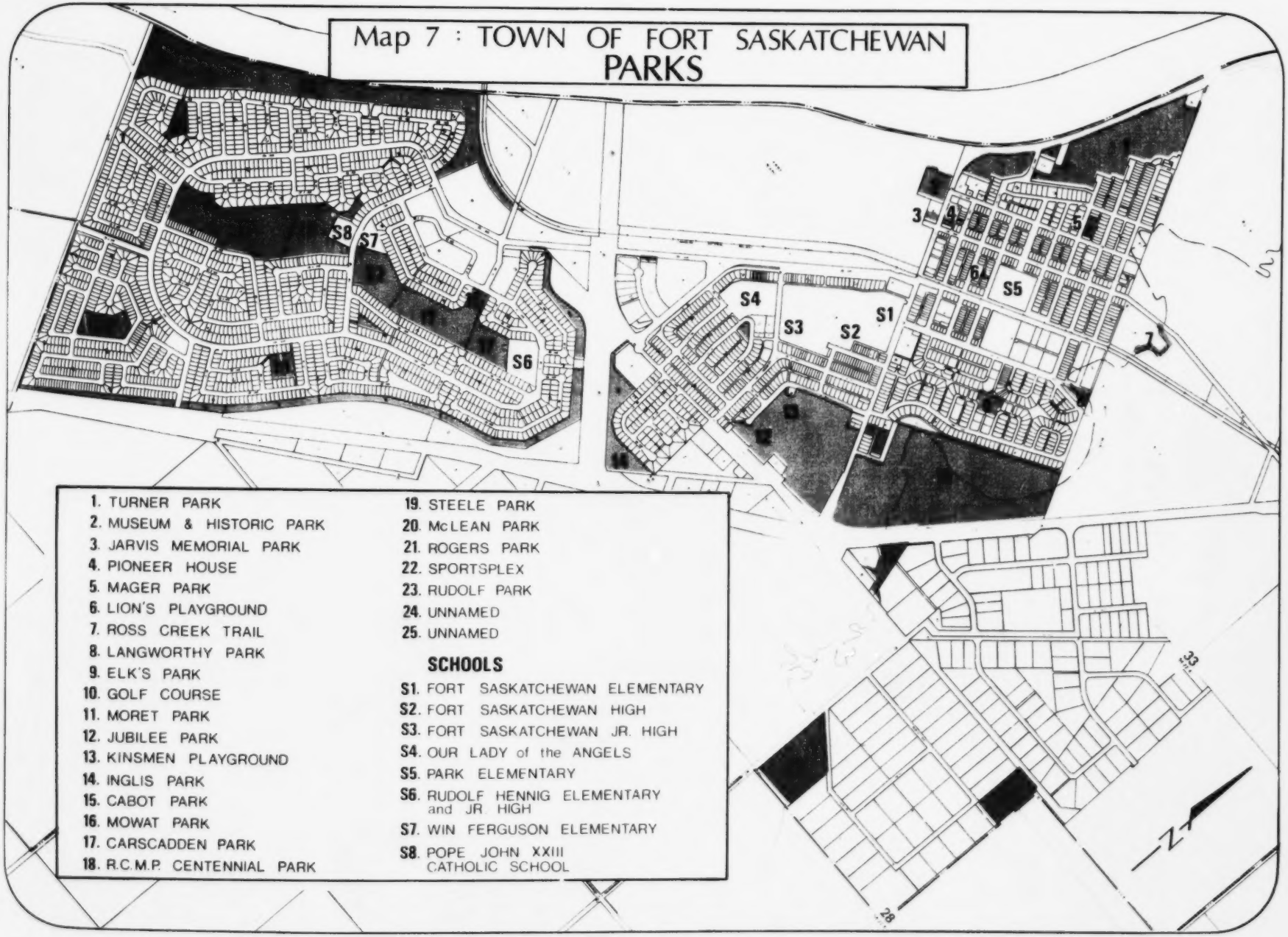
The quality of life enjoyed by residents of the Town will continue to be dependent upon the extent to which community facilities and services such as schools, libraries, police and fire protection, health and social services, and parks and recreational facilities are provided. The Town will strive to become increasingly more self-sufficient in the provision of community services and facilities which will meet more of the basic educational, cultural, protective, health, social and recreational needs of all segments of the population. Community facilities should be provided in an economic and efficient manner. They should be of an adequate size and number to accommodate the people residing in, or likely to reside in, the areas served and should be located in a manner which will ensure maximum accessibility to the people they serve. Deficiencies in existing community services and facilities should be eliminated.

5.1 PARKS AND RECREATION

There are twenty-five parks and eight school sites in Fort Saskatchewan where residents can pursue their active and passive recreational interests (MAP 7 and TABLE 2). Excluding Pioneer House, the Museum and Historic Park, the golf course and areas reserved as buffers, which are all special use areas, there are 105 hectares (261 acres) of parkland (including school sites) in the Town, or 10 hectares (24.5 acres) of parkland for every 1000 residents (excluding the Provincial Jail population).

Four community, or Town wide parks (the Sportsplex, Turner Park, Jubilee Park and Cabot Park), encompass 46 hectares (115 acres) and account for 44 percent of all parkland. This means there are presently 4 hectares (10 acres) of community, or Town-wide, park for every 1000 residents. Neighbourhood and district (serving more than one neighbourhood) parks encompass 58 hectares (146 acres) and account for 56% of all parkland. Consequently, there are 5 hectares (13 acres) of neighbourhood and district park space for every 1000 residents.

The availability within the existing developed area of approximately thirteen acres of neighbourhood and district park space per 1,000 residents is unlikely to be met within the Southfort development area.



1. TURNER PARK
2. MUSEUM & HISTORIC PARK
3. JARVIS MEMORIAL PARK
4. PIONEER HOUSE
5. MAGER PARK
6. LION'S PLAYGROUND
7. ROSS CREEK TRAIL
8. LANGWORTHY PARK
9. ELK'S PARK
10. GOLF COURSE
11. MORET PARK
12. JUBILEE PARK
13. KINSMEN PLAYGROUND
14. INGLIS PARK
15. CABOT PARK
16. MOWAT PARK
17. CARSCADDEN PARK
18. R.C.M.P. CENTENNIAL PARK
19. STEELE PARK
20. McLEAN PARK
21. ROGERS PARK
22. SPORTSPLEX
23. RUDOLF PARK
24. UNNAMED
25. UNNAMED

SCHOOLS

S1. FORT SASKATCHEWAN ELEMENTARY
S2. FORT SASKATCHEWAN HIGH
S3. FORT SASKATCHEWAN JR. HIGH
S4. OUR LADY of the ANGELS
S5. PARK ELEMENTARY
S6. RUDOLF HENNIG ELEMENTARY and JR. HIGH
S7. WIN FERGUSON ELEMENTARY
S8. POPE JOHN XXIII CATHOLIC SCHOOL

TABLE 2

PARK SPACE IN FORT SASKATCHEWAN (1980)

PARK	CLASSIFICATION	SIZE HECTARES (ACRES)
Turner	Town-wide	13.36 (33.0)
Museum	Specialized	2.43 (6.0)
Jarvis Memorial	Neighbourhood/District	.08 (0.2)
Pioneer House	Specialized	.08 (0.2)
Mager	Neighbourhood/District	.16 (0.4)
Lion's	Neighbourhood/District	.12 (0.3)
Ross Creek	Neighbourhood/District	.61 (1.5)
Langworthy	Neighbourhood/District	.40 (1.0)
Elks	Neighbourhood/District	.69 (1.7)
Golf Course	Specialized	23.45 (57.9)
Moret	Neighbourhood/District	1.46 (3.6)
Jubilee	Town-wide	14.86 (36.7)
Kinsmen	Neighbourhood/District	.20 (0.5)
Inglis	Neighbourhood/District	3.28 (8.1)
Cabot	Town-wide	15.39 (38.0)
Mowat	Neighbourhood/District	4.29 (10.6)
Carscadden	Neighbourhood/District	8.59 (21.2)
Centennial	Neighbourhood/District	7.01 (17.3)
Steele	Neighbourhood/District	1.01 (2.5)
McLean	Neighbourhood/District	1.86 (4.6)
Rogers	Neighbourhood/District	.97 (2.4)
Sportsplex	Town-wide	3.16 (7.8)
Rudolf	Neighbourhood/District	5.47 (13.5)
Unnamed	Neighbourhood/District	2.63 (6.5)
Unnamed	Neighbourhood/District	.36 (0.9)
School Sites	Neighbourhood/District	19.80 (48.9)

TOTALS

CLASSIFICATION	HECTARES (acres)
Neighbourhood/District	59.01 (145.7)
Town-wide	46.78 (115.5)
Specialized Areas	25.96 (64.1)
	131.75 (325.3)

PARKS PER 1,000 RESIDENTS	
Neighbourhood/District	5.31 (13.1)
Town-wide	4.21 (10.4)
Specialized Areas	2.31 (5.7)
	11.83 (29.2)

The Planning Act, 1977 (Section 96) specifies that no more than ten percent of the parcel of land to be subdivided may be required as municipal and/or school reserve. For the Southfort development area, that requirement amounts to approximately 106.5 hectares (263 acres) or 2.7 hectares per 1,000 residents (6.7 acres per 1,000 residents). Including environmental reserve areas within the Southfort plan area, the total open space dedication amounts to 159.6 hectares (394 acres) or approximately 4.0 hectares (10.0 acres) of open space per 1,000 residents.

The Town of Fort Saskatchewan's current availability of open space is also well in excess of the widely used standard of 4.0 hectares (10.0 acres) per thousand residents established by The National Recreation and Park Association.

Residents most frequently use Turner, Carscadden and the R.C.M.P. Parks. Specific improvements to parks have been suggested by residents and the Town may wish to attach a higher priority to suggested improvements to the aforementioned parks which are frequently used by all income and life cycle groups. Improvements to parks most often related to improvements to facilities and equipment in general and the planting of shade trees. Improvements suggested by particular income groups related to general cleanup of parks, better and more tourist facilities and the provision of an indoor pool. No major parks needs for any income or life cycle group were identified.

Only in Pineview did the proportion of households dissatisfied with community parks exceed the Town average. The Town may wish to consider a real difference when setting priorities for future improvements or additions to the existing parks system.

A wide variety of recreational facilities, provided by the Town as well as by private individuals and groups, are available in Fort Saskatchewan.

(a) Playing fields (baseball diamonds, football fields and soccer fields) are often found in conjunction with schools.
(b) The Fort Saskatchewan Community Hall, located at 9909 - 102 Street, is the home of the Pottery Guild, Square Dancing Club, Navy League, Sea Cadets and Children's Indoor Playground (CHIPS).

(c) The Fort Saskatchewan Golf and Curling club, located at 9420 - 101 Street, features a nine hole golf course with putting and pitching greens, six sheets of ice for curling, a pro shop, a lounge and dining facilities.
(d) The Jubilee Recreation Centre, located in Jubilee Park, features an arena with a capacity of 1,586 people.
(e) The Sportsplex in Pineview, which also contains an arena (250 persons capacity), becomes a center for multi-sports activities, rainy day playground functions and roller skating during the summer months.
(f) A thirty meter outdoor swimming pool located in Turner Park operates from May to September.
(g) The River Ridge Ski Club, located east of Turner Park, offers downhill skiing on three slopes, a chalet, and rope tow.
(h) The Tennis Club, located on River Avenue, features three shale courts, one asphalt court, a club house and a practice board.
(i) Municipal tennis courts are located behind the Sportsplex and in McLean Park.

An inter-municipal agreement exists between the Strathcona County Board of Education and the Town of Fort Saskatchewan for joint use of facilities. According to the agreement, certain Town recreation facilities such as the swimming pool and arenas are available to the school for rental. Furthermore, school facilities are available to the community for rental. It is also agreed that no charge shall be made by either party for the use of playing fields or parks. Ninety-three percent (93%) of all households favoured increased community use of schools.

The swimming pool is the focal point of summer activity for many residents. A year round pool facility, if provided, would in all likelihood be well utilized and would be supported by most residents. The local tennis courts, playground at Turner Park, local ball diamonds, community parks and Pioneer House are minor focal points, attracting specific income and life cycle groups.

The Sportsplex, Jubilee Recreation centre, outdoor skating rinks, the ice hockey rink and racquetball/ squash facilities are focal points of winter activity for all income groups whereas the local curling rinks

and the ski hill are minor focal points, attracting specific income groups. Although the various life cycle groups definitely exhibited a wide range of winter recreation interests, the Sportsplex, racquetball/squash facilities, and outdoor skating rinks, appear to be comparatively major focal points of activity whereas the ski hill, cross-country skiing facilities, the hockey arena and Pioneer House appear to be focal points of a more minor nature, attracting residents from particular life cycle groups.

Specific improvements to existing recreation facilities and services have been suggested by residents and the Town may wish to give a higher priority to suggested improvements to major focal points of summer and winter recreation activities. Improvements to recreation facilities and services most often concerned their management and increases in the number of facilities, but improvements suggested by particular income or life cycle groups related to providing more public time and year round swimming. A larger proportion of the households in Pineview are dissatisfied with recreation facilities and services than those in the older parts of Town. The Town may wish to consider areal differences when setting priorities for future improvements or additions to recreation facilities and services. The Community Survey results suggest that presently there is an emphasis on providing additional recreational facilities for Town-wide use. All income and life cycle groups most frequently mentioned a covered swimming pool as being a necessary recreational facility. Two other needs frequently mentioned, i.e. a drive-in theatre and a bowling alley, are Town-wide facilities which are most likely to be provided by the private sector.

An understanding of program and facilities demands (both existing and potential) of the local population will affect the open space system to be planned. These demands will be influenced by socio-economic variables such as stage in the family life cycle, income, age and sex distribution, population mobility and availability of leisure time.

Land adjacent to Ross Creek is identified, in the Town's Conceptual Growth Plan and in the Southfort Area Structure Plan as having significant potential for future community and possibly district park development. The potential of lands adjacent to the North

Saskatchewan River presently within the Restricted Development Area and, in particular, the potential of the Fort Saskatchewan Jail lands which could become available in the short term, should be investigated for future park use.

Plans for acquisition and development of future open space should make adequate provision for:

(a) both active and passive uses;
(b) joint use of facilities and park space by schools and the community;
(c) both organized and free, or unplanned, activities;
(d) seasonal programs and multi-use of sites throughout the year;
(e) and insofar as possible, the special needs of specific income and life cycle groups.

The Town should also evaluate methods of acquiring and controlling lands for recreational purposes other than by outright purchase. This may include gifts or donations, zoning controls, tax incentives to landowners, or the purchase of easements on private land. The Town should require applicants requesting higher density residential zoning to analyze the capacity of existing recreation areas and facilities and, where necessary, contribute toward their improvement. The Planning Act, 1977 permits the imposition of a redevelopment levy for the provision of land for park or recreation facilities in redevelopment areas. The Town should ensure that every park has sufficient frontage on one or more public roads to allow ease of public access. Moreover, it is apparent that the trend toward people desiring to walk, jog, run or cross country ski is evident in Fort Saskatchewan and the Town should ensure that a recreational circulation system forms a major part of the Town's open space system. Walkways should be provided, where necessary, in future subdivisions and the possibilities of utilizing utility easements, buffer strips, boulevards and transportation rights of way in developed areas for this purpose should be investigated.

Recognizing the substantial costs involved in operating parks, the Town should ensure that adequate open space is provided to meet present and future needs based upon reasonable standards in terms of the community's long term ability to meet anticipated costs.

5.2 HOSPITAL

The Fort Saskatchewan General Hospital is a 50 bed active treatment hospital servicing the Town and the remainder of the Fort Saskatchewan General Hospital District No. 98. The Hospital, at its present size, is adequate to provide all required services except for intensive care.

On August 15, 1979 a request was submitted to Alberta Hospital and Medical Care by the Fort Saskatchewan General Hospital Board for agreement, in principle, to an acute care hospital of at least 100 beds to be built to service the community in the mid-eighties. Hospital needs were calculated on the basis of a population projection for the hospital district of 24,000 in 1981, 31,000 in 1986, and 42,000 in 1991.

In planning for the future required hospital beds, the Provincial guideline of 4.5 acute beds per thousand was used as a starting point. However, as many potential patients use the services of Edmonton hospitals and the Lamont Archer Memorial Hospital, this figure was reduced to a range of 3.0 to 3.2 acute beds per thousand for the hospital district and to a range of 3.4 to 3.6 acute beds per thousand for the Town of Fort Saskatchewan population. Using a population projection for the hospital district of 31,000 to 1986 and 42,000 for 1991, the submission projects a demand for beds of between 93 and 99 for 1986, and between 126 and 135 for 1991. For the Town itself, using population projections of 18,000 for 1986 and 27,000 for 1991, the projected demand for beds is between 61 and 65 for 1986, and between 92 and 97 for 1991. It is proposed that expansion be made onto a 1.49 hectare (3.67 acre) parcel immediately adjacent to the southern perimeter of the current site.

With the exception of married couples with children who account for 60% of Fort Saskatchewan households and almost 70% of the hospital users, use of the Fort General Hospital is evenly distributed among the different life cycle groups. Moreover, no gaps in major hospital services needs were found within any particular life cycle group; that is, life cycle appears to have little effect on satisfaction, and there was no apparent relationship between life cycle and the hospital improvements suggested.

Community Survey data and cross tabulations relating to suggested hospital improvements will be made available to the Hospital Administration and the Fort Saskatchewan General Hospital Board upon request as an aid to evaluating existing and proposed hospital services. Hospital services should be reviewed periodically with respect to possible changes in service requirements as a result of demographic changes in the Town and the remainder of Hospital District #98.

5.3 DOCTORS

As of March 1980 there were eight general practitioners in Fort Saskatchewan. In terms of the planning guideline of one general practitioner for every 1100 residents (The City of Edmonton ratio), the Town is lacking sufficient practitioners. However, only 16% of households felt there were not enough doctors in the Town. The high level of satisfaction with available medical personnel may be due to the fact that there were also three medical specialists (two surgeons and a pediatrician), eight dentists, three optometrists and two chiropractors practicing in the Town as of March, 1980. For 1986, the Edmonton Regional Planning Commission has projected a population for the Town of 17,822 to 23,440 people. Based on a planning guideline of one physician/1,100 people, 16 to 21 general practitioners will be required by 1986. By 2001, with population projections ranging from 34,231 to 50,111, the demand will be for 31 to 46 general practitioners.

5.4 HEALTH UNIT

A sub-office of the Leduc-Strathcona Health Unit is located in Fort Saskatchewan. As well as serving the Town, the sub-office serves a sizeable rural area in the County of Strathcona. There are presently approximately 6,483 people in the rural portion of the service area.

Provincial Health Units provide a wide range of public health services with respect to preventing disease and disability, maintaining standards of health and promoting good health habits. These services fall into the areas of:

(i) communicable disease control,
(ii) maternal and child health,
(iii) school health,
(iv) nutrition,

(v) dental health,
(vi) family planning and family life education,
(vii) sanitation,
(viii) environmental control,
(ix) speech therapy and hearing,
(x) health education, and
(xi) health information and statistics.

The bulk of the services provided at the Fort Saskatchewan sub-office center around care for infants and children e.g. pre-natal classes, immunization, school testing, and surveillance of infectious diseases. There are presently five staff members employed at the Fort Saskatchewan sub-office. There are three public health nurses, one home care area nurse, and one secretary. Additional staff visit from the Sherwood Park Health Unit sub-office, and include a speech therapist, a dental hygienist, and a public health inspector.

Over one-half of the Town's households had used the Health Unit in the period from October 1977 to October 1979. The majority of users (81%) were married couples with children, particularly children under twelve years of age (41% of this user group were between 30-39 years of age). Over one-third of the couples without children in the sample had used the Health Unit, to form the second largest user group (13%). Many of these couples may be involved in programs such as family planning and family life education. Out of the seventeen single parent families surveyed, one-half had used the Health Unit. Because of the type of public health services offered, very few unmarried adults had used the Health Unit and, out of thirty respondents over sixty-five years of age, only four had used the Health Unit. The following guidelines for staff requirements have been accepted by the Leduc-Strathcona Health Unit:

(a)	Public health nurses:	1/3,200 population
(b)	Public health inspectors:	1/15,000 population
(c)	Dental hygienists:	1/15,000 population
(d)	Speech therapists:	1/4,000 population

Based on these guidelines, projected population growth in Fort Saskatchewan will generate demands for the following number of public health professionals at the Health Unit sub-office:

		1986	2001
(a)	Public health nurses	8-10	14-19
(b)	Public health inspectors	2	3- 4
(c)	Dental hygienists	2	3- 4
(d)	Speech therapists	6- 8	11-15

In the immediate future, an additional public health nurse and inspector will be required.

5.5 AMBULANCE

Emergency Services Ltd. provides ambulance service to Fort Saskatchewan and the surrounding rural area within an eight kilometer (five mile) radius. There were two vehicles, one full-time and ten part-time staff members, as of February 25, 1980. It is estimated that slightly more than 7% of Fort Saskatchewan households had used the service in the period from October 1977 to October 1979. Less than 10% of households surveyed were dissatisfied with ambulance service whereas eight of the twenty-seven ambulance users surveyed were dissatisfied. Eighty-six households had suggestions for improving the service. One-half of the suggestions were concerned with more and better resources such as more or improved vehicles, paramedics, or a Town ambulance service. Other suggested improvements dealt with management and policy, or with the speed and efficiency of the service. Evaluation of the quality and efficiency of ambulance service involves more than a simple ratio of the number of vehicles and staff to population; other important factors must be considered, including:

(a) the size of the service area, with respect to speed and accessibility;
(b) the neighbourhood design, particularly the road system, with regard to accessibility and speed of service;
(c) the potential for job-related or other accidents and illnesses relating, for example, to the types of industries within and surrounding the Town;
(d) the characteristics of the population, for example seniors, families with young children, or workers in hazardous occupations;
(e) the relationship between hospital use (both the Fort Saskatchewan General Hospital and Edmonton hospitals) and ambulance use.

5.6 SOCIAL SERVICES

Most social service programs in Fort Saskatchewan are administered by either Alberta Social Services and Community Health (with the Regional Office located in Sherwood Park) or by Preventive Social Services. The former provides such services as mental health counselling and services to the handicapped. At present,

existing gaps in the Services to the Handicapped Division relate to preschoolers, young adults lacking vocational and 'daily living' skills, and seniors. Some of these needs are presently being met by facilities in Edmonton or Sherwood Park. The catchment area for most programs is the entire County of Strathcona, including the Town of Fort Saskatchewan. Preventive Social Services (PSS) administers a number of funded programs and non-funded community-based programs. Services provided include Homemakers Service, Children's Indoor Playground (CHIPS), Education for Living (a wide variety of courses), Mother's Day Out, and the Babysitting Registry. A Meals on Wheels program was initiated in late 1979, and other services being considered in the area are an Alcohol Resource Committee, After School Program (for children of working parents) and Adopt a Family.

Three day-care centers are operating in Fort Saskatchewan. The downtown center is presently under utilized, and has no plans for expansion. In Pineview, a private day care center is presently operating at full capacity; and, with a waiting list of almost 50 children, would like to expand to a maximum capacity of 100 children. A third day-care center was recently opened in the Professional Building.

Other social services in Fort Saskatchewan include the Dr. Turner Lodge, which provides accommodation for 65 senior citizens (and is operating at capacity), and the Pioneer House Club 50, a senior citizen drop-in center affiliated with PSS and providing recreational and social services for senior citizens. Pioneer House is located downtown and has a membership of 300, mainly Town residents.

In 1979, the Canadian census reported that 466 people or 4.6% of the Town's population were over 65 years of age. Assuming that all 65 residents of the lodge were 65 years and over, almost 14% of the Town's senior citizens lived in subsidized housing. Population projections for the senior citizens' group (65+ years) range from 588 to 652 by 1981 and from 794 to 961 by 1986. By 1981, 82 to 91 additional senior citizens may require subsidized housing; by 1986, the number may range from 110 to 134. Senior citizen housing requirements may be met through construction of a second senior citizens' lodge, through church organizations providing for senior citizen housing needs, or through subsidized housing in conjunction with the Alberta Housing Corporation.

One-third of Fort Saskatchewan households had used one or more social services within the last two years (approximately October 1977 to October 1979). Over 90% were satisfied with the service received and felt their needs had been met. To a large extent, use of the programs offered is related to stage of family life cycle and income level.

Most of the users of social services (74%) are families with children. By contrast, unmarried adults and couples without children, while accounting for 29% of all respondents, comprised only 14% of the users of social services. A relatively high proportion (12%) of senior citizens also took advantage of PSS and other social services. More than 52% of all users were involved in programs relating to children. CHIPS and Babysitting Registry were the most popular programs. Twenty-three percent (23%) of users took advantage of the senior citizen and handicapped services (of the various programs offered, Pioneer House accounted for 19% of users). Self-improvement programs (10% of users), Mother's Day Out (7% of users) and Counseling (6% of users) were other programs mentioned as the main social service used. Of 12 responses from single parents concerning the main and additional social services used, one-quarter mentioned counseling and Distress Line.

There is a higher than average use of social services relating to children among those households in the $15,000 to $29,999 income range. Many of the households composed of couples with children fall into this income range. Less than average use of social services occurs in the lowest income group and in the highest income group. Half of the survey respondents who took advantage of counseling services have incomes of $30,000 or more. Users of the senior citizens'/handicapped services form the largest proportion of those respondents whose income is less than $15,000 (over 91% of senior citizens interviewed were in this income group). In terms of improvements in the quality or number of services offered, almost 43% of users thought no improvements were needed. Eighteen percent (18%) of the users thought there could be more information or better policies, 18% wanted more or improved general facilities, and 13% wanted more or better personnel. There appears to be little relationship between the stage of family life cycle and a perceived need for improvement in the social service programs offered.

Sixty-six percent (66%) of the suggestions were made by married couples with children, but this life cycle category formed almost 71% of households that responded to this particular question. What may be significant is that half of the senior citizen respondents to the survey who use social services wanted changes in policy (such as extended hours) and more information made available.

Approximately 10% of the households listed additional social services that should be provided. The major services suggested concerned children or youths, such as expanded or improved day-care, teen programs and a drop-in center and youth counseling. Other suggestions that were mentioned included handicapped services and transportation, and social assistance programs (such as more social workers, alcohol abuse services and a psychiatrist).

The extent of social service use by Fort Saskatchewan residents, and the high degree of satisfaction among users, indicates that Preventive Social Services is providing a highly useful service to the Town. In general, the types of programs offered appear to be those that are required, since there was little indication from the Community Survey that people in any particular age group, income bracket or life cycle stage felt dissatisfied or unrepresented. Because of the apparent high proportion of seniors and single-parent families in the low income bracket, PSS and other social service groups and volunteers may consider a closer study of these groups with respect to information services, transportation, program fees, counseling and Homemaker Services (Family Support Society).

5.7 FIRE PROTECTION

The Fire Underwriters Survey has assessed the maximum pumping capacity requirement for the Town as 265.1 litres per second (3,500 gpm). At present, the pumping capacity of all Town pumpers is 190.4 lps (2,515 gpm), or, 74.6 lps (985 gpm) below that which is presently required. It is important to realize however that although the Town pumpers are below the pumping capacity required, the Town can call upon the pumpers at Dow Chemical and Sherritt Gordon Mines Ltd. as backup under the Fort Mutual Aid Plan. Dow Chemical has two pumpers with a pumping capacity of 63.6 lps (840 gpm) each and Sherritt Gordon has a pumper with a pumping capacity of 79.5 lps (1,050 gmp). The purchase of several pumpers

has been included in the Town's Five Year Capital Budget.

It is possible that the growth of the Town to the turn of the century may bring with it high rise development necessitating additional ladder equipment. The Town presently has a building height restriction of 14 metres (45 feet) but pressures for high rise development may result in this bylaw being reviewed. The Fire Department presently has two 14 metre (45 foot) ladders. If the building height bylaw is lifted and high rise development does occur within the Town, it would necessitate the purchase of a 26 to 30 metre (85 to 100 foot) ladder.

The present fire hall is too small and acentric to the proposed expansion areas of the Town. To remedy this, a new fire hall has been proposed in the vicinity of Highway 15 and 101 Street and is included in the Fire Department's current five year plan. The new building should meet the Town's needs for the next 20 years. The 1979 Community Survey indicated that a greater percentage of respondents in neighbourhoods further from the existing fire hall indicated support for a new or more fire stations than those residents in closer proximity to the existing fire station.

The most frequently suggested fire protection improvement was a twenty-four hour full-time firefighting staff (24% of responses). An additional 2.9% of responses suggested a combined full-time and volunteer department. The present average response to a fire call is eighteen men, however, the average response for a day call during working hours is eight men. If the average daytime response is eight men to man three pumpers, then there is a need for a guaranteed response of an additional four men. If a fourth pumper is purchased there will be a need for a guaranteed response of an additional four men. These facts indicate that the Town should consider a combination fire department. From the historical experience of other Alberta communities, those with populations in excess of 30,000 have all-paid full-time fire departments.

Planning for fire protection is an important and highly technical matter, some aspects of which are beyond the scope of the General Municipal Plan. For example, further research is required on central area hydrant capacity and its relationship to the capacity of the Town pumpers.

5.8 POLICE PROTECTION

The municipal Royal Canadian Mounted Police unit presently has twelve regular members (3 NCO's and 9 Constables) and three support staff. Existing plans for the 1981-82 fiscal year are to add two regular members. Three R.C.M.P. units (municipal, rural, and Highway Patrol) moved into new quarters in July 1980. The new building, located at 99 Avenue and 90 Street, is considered adequate to house the three units for the next fifteen years.

The general standard used by the Town for planning police manpower requirements is one police officer for every eight hundred persons. By applying the preceding standard to population projections, it has been determined that the police manpower requirement of regular members for 1986 will be between 22 and 29 men, and for 2001 between 43 and 63 men. The standard of regular officers to support staff established by the R.C.M.P. in Alberta is 4 to 1 when the number of regular officers in the detachment exceeds three. Four to one is also the present ratio of regular officers to support staff at the Fort Saskatchewan municipal detachment. Maintenance of this standard would result in a requirement of 6 to 7 support staff by 1986 and of 11 to 16 support staff for 2001.

In 1979 there were a total of 1,034 crime-related offenses, an increase of 15% from 1978. The rise in overall crime-related offenses is due to a sharp increase in Provincial offenses. In all other categories of crime there was a decrease from 1978. When crime and traffic data for Fort Saskatchewan for 1979 were compared with per capita averages for Alberta and Canadian communities with populations between 10,000 and 25,000 it was found that Fort Saskatchewan had fewer offenses per capita than Alberta or Canada for all major categories except Provincial offenses and traffic offenses.

In the Community Survey a large minority of respondents indicated they were concerned about break-ins. This high degree of concern is not substantiated by the actual number of residential break and enters which was only fourteen for 1979 and significantly less, on a per capita basis, than for Alberta or all Canadian communities of comparable size. Furthermore, when queried about the presence of safety devices in their homes,

74% of respondents reported they did not have dead bolts and 83% reported they did not have burglar alarms or anti-theft devices. The Community Survey revealed that the majority of households surveyed indicated satisfaction with police protection in the Town. In answering the question "What could be done to improve police protection?" almost half of the respondents indicated "nothing" or "don't know".

5.9 DISASTER SERVICES

The Alberta Disaster Services, formerly the Emergency Measures Organization, is a local organization which is part of a Province-wide program to provide relief to a community in the event of a significant emergency situation such as (in the case of Fort Saskatchewan) a railway accident, chemical spillage from a truck, or accidental gas release from a nearby industry. Organizations involved in the event of an emergency would be the Fire Department, R.C.M.P., the Fort Saskatchewan Hospital, the local ambulance, the Red Cross and other volunteer organizations. Classroom exercises are held several times a year to update procedures.

The Fort Saskatchewan Mutual Aid Plan (Fort MAP) is an organization comprised of approximately twelve major industries located within the Town and one outside the Town, as well as utility companies, other municipalities, government agencies, and the Town itself. The purpose of Fort MAP is to assist its members in the event of a major industrial accident. The organization would provide the equipment and manpower to deal properly with such a situation. Fort MAP also provides expertise and advice to industries on how to handle major accidents and disasters. Fort MAP is a integral part of the Disaster Services Program.

A large majority of respondents perceive the possibility of a major disaster occurring within the Town. In response to the question, "Is there anything about the way things are done in this Town which you think could lead to a major disaster?" Seventy-six percent (76%) of respondents answered "yes," 20% answered "no", and 5% did not know or did not respond. Train traffic through the Town and the chemicals carried by rail was the single greatest concern, followed by the possibility of an accident at the nearby industrial plants. The majority of the respondents (58%) are aware of the Disaster Services program in Town. The longer the period of residence in the Town, the greater was the

percentage of respondents who were aware of the program. Of those residents in the community for more than 12 years, 72% were aware of the program; 6-12 years 75%; 3-6 years, 67.5%; 1-3 years, 56%; and less than 1 year, 24%. These results are highly significant and have implications for the publicity related to the Disaster Services Program. Insofar as possible, the Town should attempt to ensure that every feasible preventive and remedial measure has been or will be taken to minimize the risk of a major industrially-related disaster.

5.10 LIBRARY

The Town Library was recently upgraded and is now referred to as the Library Center. In addition to housing the new Town library, the Center provides multi-purpose rooms and houses the Art, Lapidary, and Photography Clubs. It is also the center for many recreation and community group programs and houses a wet crafts room and an open area with a stage for such cultural programs as music recitals and art exhibits. The approximate present book stock is 25,000 books. There are presently eight staff, six of whom work less than 30 hours per week. The full-time staff include the head librarian and a librarian assistant. In addition, there are three part time library assistants, two paid high school students who shelve books and perform associated activities, and one clerk/typist. The present floor space is 929 m^2 (10,000 sq. ft.). Other services offered besides book lending include: visitation with books to senior citizens home and nursing home, pre-school story hours, Saturday programs for children involving stories, handicrafts and puppets, and "books for the deaf".

The results of the Community Survey, which was conducted prior to the upgrading, indicate that 27% of Fort Saskatchewan residents use the library between one and three times a month while 45% never use the library. The information from the Community Survey respecting the library indicates that those people who use the library frequently have found satisfaction there and will continue to use it. However, an increase in the number of books would improve the library service for these people. Secondly, it indicates that those people who either never used the Town Library or visited it very infrequently may have made that decision on the basis of the physical space and appearance of the building itself. However, as

previously mentioned, the Library Center was recently upgraded and expanded and it is likely that expansion of the library has met the needs expressed by the respondents.

5.11 EDUCATION

There are presently seven schools (five public and two separate) in Fort Saskatchewan. There is also one private school, but it was not considered in the Community Survey. Fort Saskatchewan Park Elementary is located in the general downtown area. With a capacity of 225, Park Elementary is currently (as of October 1979) accommodating 149 kindergarten, 10 special education and 99 elementary (including rural) students. Fort Saskatchewan Elementary, immediately west of 101 Street in Sherridon Heights, is presently operating below capacity (400) with 339 elementary (including some rural) students and 43 kindergarten children. Win Ferguson Elementary, in West Pineview, has an enrollment of 394 students; with several portables, the school has a capacity of 500 children. In East Pineview, Rudolph Hennig presently accommodates 366 elementary, 21 special education, and 203 junior high students, while the remaining Grades 7 - 9 students (including those from outside the Town) attend Fort Saskatchewan Junior High. The former school has a capacity of 730 students; the latter, of 450. Fort Saskatchewan Senior High School accepts all Grade 10-12 students from the School District (both the Town and the surrounding rural area). Our Lady of the Angels, in Sherridon Heights, accommodates Separate School students from kindergarten to Grade 10, including rural children. Pope John XXIII Elementary School in West Pineview serves both Town and rural students.

Families with one or more children form the largest segment of Fort Saskatchewan's population. From demographic information collected by the 1979 Community Survey, it was found that 61% of all households consisted of married couples, with children, while single-parent families comprised an additional 5%. Families, however, tended to be small. For example 21% had only one child; 30% two children; and 12% three children. At present, school-age children form approximately one-quarter of the population of Fort Saskatchewan. The enrollment figures for October 1979, show that, of the entire student body of 2,286 pupils in Grades 1 through 12, 52% attended elementary school, 24% attended junior high school and 25% attended senior high school. Population projections suggest that,

while these proportions will decline slightly, the actual number of preschool, elementary, junior high and senior high school students will increase in future.

From the results of the Community Survey, it is apparent that families in Fort Saskatchewan are concerned with schools and education. "Schools" ranked third in a priority list of sixteen areas, related to the Town's physical growth, where immediate action was thought to be required. This same concern will likely be shown by residents of the proposed Southfort residential development area, since the emphasis on single-family housing should attract a large number of households with children.

As part of the General Municipal Plan program, potential school requirements (in terms of the number of schools and the number of classrooms) for the residential expansion areas under various development assumptions have been calculated, as have the populations and neighbourhood acreages necessary to support schools of various sizes. This information will be used in further discussions with school authorities. Since pupil generation is partly related to the rate of housing development and the housing mix, the Town is in a position to assist the School Board in planning new schools by determining in advance the rate and type of residential development. The Town, however, recognizes that the primary responsibility for school planning lies with the school authorities; accordingly, the Town will continue to cooperate with those agencies in order to assist in meeting the educational needs of Town residents.

The location of school sites, particularly elementary schools, will require consideration of a variety of factors including:

(a) number, type and location of housing units;
(b) neighbourhood size, in terms of population and area, and neighbourhood density;
(c) existing and potentially hazardous areas or obstacles;
(d) the transportation network;
(e) pedestrian access routes;
(f) recreation facilities and open space; and
(g) commercial and possible industrial development.

6.0 COMMUNITY DEVELOPMENT

Within the context of the General Municipal Plan, community development consists of the development of such social support systems as friendship networks within the Town, participation in community organizations, civic affairs and leisure activities, and, minimizing the negative social impacts of population and economic growth. The Town will continue to promote a sense of community among residents and will seek to maximize opportunities for social interaction among residents; minimize the negative social impacts of development; and, provide opportunities for citizen participation in community planning.

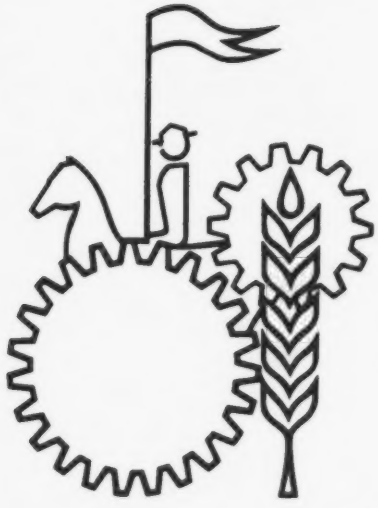
The Community Survey results indicate that Fort Saskatchewan is a relatively stable community. Many people have lived in Fort Saskatchewan for several years, and work and shop in the community. This results in a familiarity with the Town and fosters the development of social relations. The Community Survey results indicate that 35% of the households know more than half of the adults in their neighbourhood, while approximately 41% of the residents know "almost half" or "less than half" of their neighbours.

More than half of the households are involved with a community organization. The vast majority of these organizations are located in the Town (87%), which reinforces the premise that a strong community identity does exist. Participation in community organizations is highest among those people who work in the Town. In addition to their participation in community organizations, approximately 27% of the households are involved in volunteer work in the Town. One-quarter of these people volunteer their time for children's activities such as sports and school/PTA/Block Parent programs. Other volunteer commitments which are supported include activities connected with church fund raising and community activities. Moreover, the average time spent each month in volunteer activities is eleven hours.

Another dimension of community development in Fort Saskatchewan is minimizing the social impacts of future Town growth. Social impact assessment has been developed as a tool for identifying the unintended, as well as the intended, effects of development. Social impact assessment, as its name implies, attempts to identify

the changes to the social structure which may result from development. By identifying effects, connections within society, and the interests of community members, social impact assessment can be a valuable aid to decision-makers. Through its use, decision-makers may assess the capacity of a development proposal to conform to the goals and objectives of the community.

Fort Saskatchewan residents are interested in participating in civic affairs. For example, 88% of the households think that the Town should encourage greater involvement in decisions concerning major industrial or residential developments. The information from the Community Survey nevertheless indicates that 61% of Fort Saskatchewan residents are satisfied, to some degree, with the physical planning of the Town. Design was the improvement most frequently cited by those people who are dissatisfied with physical planning in Fort Saskatchewan. In addition, Fort Saskatchewan residents point out specific areas of the Town which are run-down and require improvement. Approximately, 18% of the households indicated that "downtown" is run-down, and 10% felt that the townhouses behind Safeway should be improved. Moreover, 9% of Fort Saskatchewan residents considered the area around Ross Creek and Rocque Drive to be run-down.



Part 2
POLICY

FORT SASKATCHEWAN
ALBERTA

1.0 POLICY

The following list of statements describes the objectives of the Town's planning as well as the policies by which those objectives will be realized.

The objectives and policies have been categorized into the major subject areas of urban development, economic development and social development. Each objective and policy statement is preceded by a descriptive phrase and reference number.

The first two letters of the reference number indicate whether the statement is an urban development (UD), economic development (ED), or social development (SD), objective or policy. The next letter indicates the sequence of objectives within each subject area and lastly the number indicates the sequence of policies pertaining to each objective.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		It is the objective of Council:
Role of the Town in the region	UD-A	To endeavour to accommodate growth consistent with the Town's role as a major industrial and service center in the Edmonton Region through a balanced expansion of residential and employment functions.
		It is therefore the policy of the Town that:
Balanced growth and development	UD-A1	Industrial expansion will be required to occur within the Town concurrent with residential development, thereby ensuring a sufficiently broad taxation base to finance essential secondary services.
Amount and rate of population growth	UD-A2	The Town will: (a) anticipate a future population of between 34,200 and 50,100 residents by the year 2001; and, (b) initially endeavour to maintain an approximate annual growth rate of up to 10%.
Growth monitoring and adjustment	UD-A3	The rate of growth will be monitored and adjusted, when necessary, so that it does not strain the Town's administrative capacity to respond to residents' needs.
		It is the objective of Council:
Public growth desires and concerns	UD-B	To ensure that, as Fort Saskatchewan expands, residents' concerns about the potential negative consequences of growth are alleviated and expectations about the potential benefits of growth are realized.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		It is therefore the policy of the Town that:
Employment and housing needs	UD-B1	The Town will endeavour to ensure: (a) substantial increases in local employment opportunities by reserving adequate space to satisfy maximum commercial and industrial land demand projections in locations providing potential employers with a wide range of choices; (b) that adequate residential space is reserved to accommodate the maximum projected population to the year 2001; and, (c) that the local housing market develops in a manner which is responsive to residents' needs and resources.
Shopping opportunities	UD-B2	The Town will endeavour to substantially improve local shopping opportunities by reserving areas to satisfy maximum space projections and by encouraging the development of safe, efficient and attractive commercial areas.
Community services	UD-B3	High standards for community services and facilities will be maintained; additional services and facilities will be provided to keep pace with population growth; and, improvements to existing services and facilities will be made where necessary.
Retain community attributes	UD-B4	Insofar as possible, the Town will endeavour to retain those qualities which people desire in a small town including a larger proportion of accessible open space; lower overall population densities; a more identifiable "community"; reduced traffic and congestion; and, neighbourhoods conducive to child raising.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		It is the objective of Council:
Pattern of development	UD-C	To ensure a pattern of development which will: (a) result in the preservation of major open space and the conservation of major natural features; (b) satisfy the locational requirements of the rapidly expanding industrial and commercial sectors; (c) permit the provision of a range of housing options; (d) prevent mixing of land uses that are incompatible; (e) permit efficient transportation and utility servicing; and, (f) permit the optimal use of community facilities and services.
		It is therefore the policy of the Town that:
Annexation	UD-C1	The Town supports the annexation of those lands identified by the General Municipal Plan as being required to a population of 50,000 in order to ensure an approximate 20 year supply of urban land.
Distribution of activity areas	UD-C2	Major working, shopping and recreation areas will be distributed so as to minimize travel time and distance.
Residential expansion	UD-C3	Future residential expansion will be directed to the southeast of the presently developed area of the Town into the Southfort area which encompasses a land area of 1,175 hectares (2,900 acres).
Neighbourhood planning	UD-C4	The Town will adopt the neighbourhood as the basic planning unit for residential development and redevelopment.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
Industrial expansion	UD-C5	Future industrial expansion will be directed to the northeast of the presently developed area of the Town.
Residential/ industrial separation	UD-C6	The Town will continue to use Ross Creek to physically separate residential and industrial uses.
Commercial	UD-C7	The development or redevelopment of the existing downtown area and the development of a major shopping center outside of the downtown area will be supported.
Central area	UD-C8	The Town will endeavour to ensure that the existing downtown area continues to be developed as an attractive community focus for administrative and cultural activities.
Support for central area	UD-C9	The Town will encourage new major commercial facilities to locate within the downtown area and may assemble land for such purposes.
Central area housing	UD-C10	The Town may encourage multi-family housing development within the downtown area in conjunction with commercial and office development.
Central area redevelopment Plan	UD-C11	The Town will undertake to prepare a central area redevelopment plan.
Development potential west of the River	UD-C12	The Town, through the Edmonton Regional Planning Commission and other appropriate agencies will endeavour to protect lands west of the North Saskatchewan River for possible future urban development.
Protecting the urban fringe	UD-C13	The Town, through the Edmonton Regional Planning Commission and other appropriate agencies, will endeavour to protect its environs from undesirable land uses.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		It is the objective of Council:
Housing	UD-D	To encourage the provision of suitable types of housing to meet people's varying space requirements, economic circumstances, and aspirations.
		It is therefore the policy of the Town that:
Cooperation with private sector and public agencies regarding:	UD-D1	The Town, in cooperation with private developers and other government agencies, will endeavour to:
variety of housing	UD-D2	(a) provide a variety of housing types, and a range of dwelling and lot sizes.
rental accommodation	UD-D3	(b) ensure that there is an adequate supply of rental accommodation.
social housing	UD-D4	(c) provide social housing to accommodate certain housing needs in the community.
monitoring housing market	UD-D5	(d) monitor housing supply and prepare housing demand projections which should be reviewed periodically to reflect changing market conditions.
Housing and industrial development	UD-D6	The Town may attempt through its residential development policies to attract a diversified labour force suitable for industrial development.
		It is the objective of Council:
Neighbourhood design	UD-E	To apply appropriate standards and guidelines of subdivision and site design so as to develop safe, quiet, convenient and attractive neighbourhoods.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		It is therefore the policy of the Town that:
Use of policies and guidelines	UD-E1	Greater consideration must be given to urban design in the preparation and review of plans and development proposals. These should, where feasible, incorporate the design policies of the General Municipal Plan and any additional policies and guidelines set out by the Town.
Density	UD-E2	The density of development within an area structure plan should not exceed 39.5 persons per gross residential hectare (16 persons per gross residential acre).
Homogeneity	UD-E3	Some degree of homogeneity of building type will be maintained in areas of single family housing.
Housing types	UD-E4	Different housing types will be well-integrated in a neighbourhood and only compatible housing types should be sited adjacent to each other.
Multiple housing	UD-E5	Multiple housing sites should be spread throughout a neighbourhood rather than being concentrated in one area.
Housing vis-a-vis facilities and services	UD-E6	Different housing types will be appropriately related to neighbourhood and Town facilities and services and to schools.
Senior citizen housing	UD-E7	Senior citizen housing will be located on sites which are close to services and commercial facilities.
Amenity areas	UD-E8	The Town will ensure that suitable amounts and types of amenity spaces are provided according to the location and size of a development and to the expected demographic characteristics of residents.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
Neighbourhood parks	UD-E9	Neighbourhood parks should provide for various types of organized and unorganized activities, and should provide some area for passive recreation.
Security	UD-E10	The use of design elements to foster a sense of security and to create a safe residential environment for children will be encouraged.
Street hierarchy	UD-E11	The street hierarchy in neighbourhoods should provide a safe, quiet, and slow paced residential environment by eliminating unnecessary through traffic.
Multiple housing parking	UD-E12	The design, location, and size of parking areas, particularly in multiple housing developments must be functional and aesthetically pleasing.
Natural environment	UD-E13	The Town will encourage, where practicable, residential design which takes into account climatological and topographical elements in order to reduce energy loss.
Energy efficiency	UD-E14	The Town will encourage developers to use proper building design and detailing so as to reduce the unnecessary loss of energy.
Site planning and the environment	UD-E15	The Town will require that all subdivisions and site plans consider the existing vegetation, topography, and conditions.
Noise	UD-E16	The use of site planning techniques, building forms, and landscaping features, will be encouraged so as to reduce the adverse effects on housing of noise sources.
Outdoor space	UD-E17	The Town will ensure that dwellings have adequate outdoor space.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
Visual privacy	UD-E18	Visual privacy will be encouraged through site planning and design elements.
Innovative housing	UD-E19	The Town may encourage the development of innovative housing, including new building forms, design and construction techniques.
Architectural control	UD-E20	The Town may use architectural control of major developments so as to create an aesthetically pleasing residential environment.
		It is the objective of the Town:
Transportation System	UD-F	To ensure the establishment of an integrated, safe, attractive and efficient transportation system.
		It is therefore the policy of the Town that:
Arterial roads	UD-F1	The Town will endeavour to ensure the future development of a network of arterial roads consisting of a primary highway bypass system, two major arterials and a system of minor arterials in the general configuration indicated on Map 3.
Function of arterial roads	UD-F2	Direct vehicular access onto arterial roads from fronting lots will not be permitted in residential areas and the use of arterial roads as pedestrian routes will be discouraged, emphasizing the most important function of these roadways which is to accommodate high volume traffic flow.
Protection of rights-of-way	UD-F3	The Town will endeavour to protect from encroachment by other uses sufficient land for future arterial road rights-of-way and interchanges.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
Provincial cooperation	UD-F4	The Town will continue to impress upon the Province of Alberta the need for upgrading existing primary highways to major urban arterial standards and the importance of the future primary high way bypass system to the future growth of the Town.
Detailed transportation planning	UD-F5	The Town will continue to rely upon detailed traffic and functional planning in order to effectively implement its long range transportation plan.
Improvements suggested by residents	UD-F6	The Town will assess those improvements suggested by residents relating to: traffic control and signs; system design and planning; roadway design; parking; and, road maintenance.
Resident input	UD-F7	Resident input into major roadway plans will be encouraged and the Town will continue to make program information available to the public.
Road/rail separation	UD-F8	The Town will endeavour to ensure, for reasons of safety and efficiency, that road and rail traffic are separated at strategic locations.
In-depth study of railway operations	UD-F9	The Town will endeavour to obtain the cooperation of the Canadian National Railway and Canadian Pacific Railway, the County of Strathcona, the M.D. of Sturgeon, and, higher levels of government and their agencies in order to undertake an in-depth study of the railway operations in the Fort Saskatchewan area.
Additional rail service/rail relocation	UD-F10	Possibilities of introducing a spur line from the Canadian Pacific Railway mainline to the south of the Town to serve future light industrial lands in the Town and possibilities of removing the Canadian National Railway mainline from the downtown in the long term should be investigated.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		It is the objective of the Town:
Effects upon adjacent uses	UD-G	To minimize the adverse effects of transportation routes upon adjacent land uses.
		It is therefore the policy of the Town that:
Appearance of roadways	UD-G1	The Town will endeavour to enhance the appearance of roadways in general. Developers will be required to landscape, including trees, along the medians and boulevards of divided roads and along boulevards of undivided roads where separate sidewalks are provided.
Noise buffering	UD-G2	The Town will ensure that, where necessary, sufficient noise buffering between roadways and adjacent land uses is provided.
		It is the objective of the Town:
Variety of travel modes	UD-H	To encourage the use of a variety of travel modes.
		It is therefore the policy of the Town that:
Public transit feasibility	UD-H1	The feasibility of public transit within and beyond the Town's boundaries will be examined as part of a long range transportation plan.
Planning for public transit	UD-H2	The Town will ensure the development of a roadway pattern which will permit efficient public transit in the future.
Walkway and bikeway systems	UD-H3	The Town will encourage the development of separate walkway and bikeway systems adjacent to collector roads in new residential areas linking them to industrial areas and to parks and open

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		space areas. The rights-of-way for bikeways will be considered and protected at the time of subdivision.
		It is the objective of the Town:
Utility systems	UD-J	To ensure the provision of integrated, safe, efficient and environmentally acceptable utility servicing systems.
		It is therefore the policy of the Town that:
Town-wide systems	UD-J1	The Town will endeavour to ensure the provision, throughout the Town, of: a reliable water supply and distribution system in terms of capacity and supply rate; an environmentally acceptable sewage collection and treatment system and, an efficient stormwater collection system, in the basic pattern indicated on Maps 4 to 6.
Extending utilities systems/flexibility and excess capacity	UD-J2	The Town will endeavour to maintain maximum flexibility in the sequence of extending utilities into newly developed areas and will ensure that developers provide excess capacity to allow extensions into future development areas.
Space acquisition	UD-J3	The Town will ensure that adequate space is acquired, as needed, for public utilities.
Integration of utilities	UD-J4	Where appropriate, public utilities in new areas will be integrated with existing facilities.
Geotechnical studies	UD-J5	The Town will require the preparation of a servicing scheme and detailed geotechnical study prior to area structure plan or subdivision approval.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
Servicing scheme for the downtown	UD-J6	The Town will undertake the preparation of a long range servicing scheme as part of a comprehensive central area redevelopment plan.
Provincial cooperation stormwater management	UD-J7	The Town will continue to communicate with the Province in the matter of utilizing Ross Creek for stormwater drainage in order to confirm: (a) possible limitations to improving Ross Creek (a prerequisite to substantial Southfort development); (b) areas requiring further detailed analysis; and, (c) the availability of financial assistance.
		It is the objective of Council:
Economic development	ED-A	To develop a strong industrial sector in order to maximize local employment opportunities, limit home to work travel of local residents and preserve a satisfactory balance in the Town's tax base between residential and non-residential assessment.
		It is therefore the policy of the Town that:
Conformity to regional plan	ED-A1	The Town will strive in conformity with the Edmonton Regional Plan to develop Fort Saskatchewan as a satellite metropolitan industrial center.
Monitoring	ED-A2	The Town will consistently monitor the supply of and demand for industrial land and will designate lands of sufficient size and in suitable locations for both heavy, medium and light industrial purposes.
Variety of industrial areas	ED-A3	The Town will encourage the establishment of a variety of industrial areas which are functionally integrated and

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		compatible with the non-industrial areas of the Town.
Location of heavy industry	ED-A4	The Town will continue to require heavy industrial development to locate in the designated heavy industrial area between the North Saskatchewan River and the Canadian National Railway line. Medium and light industrial development will be directed to the existing light industrial park whose expansion will be limited to the area north of Ross Creek and south of the Canadian National Railway line.
Industrial subdivision	ED-A5	The Town will encourage proper standards of industrial subdivision and site design.
Appearance of industry	ED-A6	The Town will ensure that industrial development adjacent to major roads in the light industrial areas has the best visual appearance possible.
Industrial development	ED-A7	The Town will encourage existing local industrial firms to expand their production facilities and will seek additional industrial firms which could successfully locate within the municipality.
Business assistance in Town promotion	ED-A8	The Town will cooperate with local business groups in promoting the municipality as a good place to live and establish a business. The emphasis in promotion will be on the proximity to a large complex of petrochemical industries, substantial and growing metropolitan area labour pool and outstanding urban amenities of the Town.
Government assistance in Town promotion	ED-A9	The Town will seek cooperation with other levels of government in promoting its industrial development opportunities.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		It is the objective of Council:
Commercial development	ED-B	To strengthen and diversify the overall commercial function of the Town in order to provide a variety of commercial services and employment opportunities to local residents as well as to contribute to the local tax base.
		It is therefore the policy of the Town that:
Commercial land	ED-B1	The Town will designate lands of sufficient size and in suitable locations in order to provide for a variety of types of commercial areas.
Central area viability	ED-B2	The Town reaffirms its commitment to the preservation and strengthening of the present downtown as the primary commercial and business area of the municipality.
Central area planning	ED-B3	The Town will prepare a central area redevelopment plan to guide all public and private redevelopment in this area and its geographical expansion into adjacent lands.
Central area redevelopment	ED-B4	The Town will encourage redevelopment in the existing downtown area.
Major central area commercial facilities	ED-B5	The Town will encourage new major commercial facilities to locate within the expanded downtown area and may assemble land for such developments.
Central area office development	ED-B6	The Town will encourage new office development and redevelopment in the downtown area as opposed to decentralized shopping areas.
Central area housing	ED-B7	The Town may encourage multi-family housing within the downtown area in conjunction with commercial and office development.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
Regional shopping center	ED-B8	The Town favours development of a regional shopping center and service commercial areas in the locations proposed by the Southfort Plan. The Town will time its approval of the staging of the regional shopping center depending on the progress achieved in the expansion and redevelopment of the downtown area.
Neighbourhood shopping areas	ED-B9	The Town may permit one neighbourhood shopping area no greater than five acres in size, for each additional residential development area of 10,000 or more residents. (The Central Business District and the regional shopping center are expected to perform this function for the adjacent residential areas.)
Land extensive and highway commercial uses	ED-B10	The Town will permit those commercial activities which require large storage areas or which serve the travelling public or the industrial area work force to locate in the light industrial areas.
Central area parking	ED-B11	The Town will define, in conjunction with the preparation of the central area redevelopment plan, a comprehensive parking policy for the downtown and the rest of the municipality.
Commercial area quality	ED-B12	The Town will encourage commercial development to be of the highest quality particularly adjacent to major transportation routes.
Industrial development to encourage commercial activities	ED-B13	The Town will encourage industrial development as part of an effort to attract additional shoppers to the municipality and to increase the proportion of shopping done in Fort Saskatchewan by local residents.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		It is the objective of Council:
Police protection	SD-A	To provide the necessary police protection services to the residents of Fort Saskatchewan.
		It is therefore the policy of the Town that:
Cooperation with the R.C.M.P.	SD-A1	The Town will continue to cooperate with the R.C.M.P. personnel responsible for policing in Fort Saskatchewan.
Police manpower	SD-A2	The Town will endeavour to provide adequate financial and manpower resources necessary to maintain a high quality police force at a ratio of 1 regular member for every 800 Town residents.
Support staff	SD-A3	The Town will provide adequate police force support staff.
Monitoring crime	SD-A4	The Town will encourage the Fort Saskatchewan detachment of the R.C.M.P. to continue monitoring the trends in crime to provide necessary information for planning future police service.
Publicize policing efforts	SD-A5	The Town will encourage the R.C.M.P. to publicize their activities in order to enhance community relations.
Crime awareness/ prevention	SD-A6	The Town will encourage the R.C.M.P. to work with various community groups in an effort to sponsor an awareness of crime in Fort Saskatchewan and a preventive attitude among Town residents.
		It is the objective of Council:
Fire protection	SD-B	To provide the necessary fire protection services to the residents of Fort Saskatchewan.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		It is therefore the policy of the Town that:
Assess needs	SD-B1	The Town will continue to assess the adequacy of its firefighting equipment to effectively and efficiently protect life and property in the Town.
New fire hall	SD-B2	The Town will proceed with the planning and development of a new fire hall.
Manpower requirements	SD-B3	The Town will monitor the need for a volunteer and full-time firefighting staff.
Fire master plan	SD-B4	The Town will prepare a Fire Master Plan for the purpose of guiding the Town's decision-making with respect to manpower, fire flow requirements, fire response times, and any additional matters of concern.
		It is the objective of Council:
Disaster services	SD-C	To ensure that every feasible preventive and remedial measure has been or will be taken to avoid a major industrially-related disaster at Fort Saskatchewan.
		It is therefore the policy of the Town that:
Agency cooperation	SD-C1	The Town will endeavour to seek the assistance of responsible agencies to ensure that all feasible preventive measures are taken by industries involved in the production, transportation or disposal of potentially hazardous materials.
Fort MAP	SD-C2	The Town will support the efforts of the Fort Mutual Aid Plan organization.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
Continuation of disaster services	SD-C3	The importance to the Town of the local Disaster Services Agency is recognized and, insofar as possible, the Town will continue to support its efforts.
Disaster services advertising	SD-C4	The Town will endeavour to provide, in conjunction with the appropriate agencies, a program of advertising and public education, particularly for new residents, regarding the Disaster Services program and the Fort Mutual Aid Plan.
		It is the objective of Council:
Provision of health services	SD-D	To assist in the provision of necessary health services.
		It is therefore the policy of the Town that:
Support hospital board	SD-D1	The Town will, upon request, assist the Fort Saskatchewan General Hospital Board in their efforts to continue to provide a high standard of hospital services for people, both within the Town and in the remainder of Hospital District #98.
Hospital demand monitoring	SD-D2	The Town will co-operate with the Fort Saskatchewan General Hospital Board in monitoring those changes in the Town population that may affect hospital use.
Hospital expansion area	SD-D3	The Town will endeavour to ensure that the Fort Saskatchewan General Hospital has sufficient area for necessary expansion or new construction, and to ensure that good access to the hospital is maintained.
Attract medical professionals	SD-D4	The Town will co-operate with the Fort Saskatchewan Hospital Board in their efforts to attract both general practitioners and medical specialists to

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		Fort Saskatchewan, in order to encourage use of local medical facilities and to meet the demands of a growing population.
Health unit use	SD-D5	The Town, in cooperation with the Leduc-Strathcona Health Unit, will endeavour to promote and encourage use of the services of the Health Unit sub-office.
Location of health unit and social service personnel	SD-D6	The Town will endeavour to encourage Alberta Social Services and the Leduc-Strathcona Health unit to locate, in the Town of Fort Saskatchewan, those personnel whose caseloads are presently concentrated completely or predominantly within the Town, or whose services will be locally required full-time in the near future.
Ambulance service	SD-D7	The Town will endeavour to maintain an ambulance service consistent with the demographic characteristics of the Town population.
		It is the objective of Council:
Education services	SD-E	To assist in the provision of necessary education services to the residents of Fort Sakatchewan.
		It is therefore the policy of the Town that:
Monitor demand for education services	SD-E1	The Town of Fort Saskatchewan, in conjunction with the Strathcona County Board of Education and the Fort Saskatchewan Roman Catholic Separate School District #104, will endeavour to:
		(a) monitor changes in the Town's population (and, if possible, in the County population of the Fort Saskatchewan School Attendance

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		Area) with respect to age, sex and marital status of each household member; such information is available from Community Survey and Civic Census data; (b) monitor population movements, both within and from without the Town, through the use of Civic Census information.
Location of schools	SD-E2	The Town will endeavour to locate elementary school sites such that young children do not have to cross major traffic arterials or other physical or man-made barriers.
Neighbourhood size	SD-E3	The Town, in conjunction with the public and separate school boards will endeavour to provide sufficient schools to meet the student requirements of each neighbourhood.
Walking distances	SD-E4	The Town will ensure that school sites are located so as to minimize walking distances.
School construction	SD-E5	The Town, in conjunction with the Strathcona County School Board, the Separate School Board and the developers, will endeavour to provide sufficient schools for each neighbourhood in the Southfort Area, and to ensure that school construction keeps pace with residential development.
Community use of schools	SD-E6	The Town, in conjunction with the County School Board and the Separate School Board, will endeavour to encourage increased community use of school facilities and school grounds.
Schools in older areas	SD-E7	In older, more stable residential areas, the Town will cooperate with the appropriate agencies with respect to:

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		(a) renovating and updating existing schools; (b) perhaps, if future student enrollment declines, using excess classroom space for other types of educational or community use.
Parks and recreation facilities	SD-E8	The Town, through the Recreation and Culture Board, will endeavour to develop sufficient park and playing field space, and provide sufficient recreational and sports facilities for use by both students and the general public.
		It is the objective of Council:
Parks and recreation	SD-F	To provide for the park and recreation needs of residents.
		It is therefore the policy of the Town that:
Variety of functional types	SD-F1	The Town will ensure the continued development of an open space system comprised of: (a) COMMUNITY PARKS, Community parks will accommodate major facilities i.e. arenas, stadia, swimming pools, etc. (b) DISTRICT PARKS, District parks will serve several neighbourhoods and be used primarily for active recreation purposes. (c) NEIGHBOURHOOD PARKS, Neighbourhood parks will be used primarily by school-age children for active and passive recreation. (d) PARKS IN INDUSTRIAL AREAS, Open space and recreation facilities in industrial areas will be

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		required to satisfy the trend toward providing parks and recreational opportunities to employees while initiating where possible, a program of exchanging surplus reserve lands in industrial areas for lands in close proximity to residential areas. Moreover, recreation facilities likely to generate high volumes of traffic may not be compatible with residential uses and could be accommodated on sites within industrial areas.
		(e) PARKS IN COMMERCIAL AREAS, Primarily for passive recreation, to create spatial variety and increase visual interest. Attention should be paid to integrating both open space and aesthetic considerations into the central business district and commercial centers.
		(f) SPECIAL USE AREAS, Special use areas will include golf courses, ornamental parks, buffer areas, etc.
Park standards	SD-F2	The Town will undertake the necessary studies to establish space standards for components of the open space system and prepare plans for the acquisition and development of future open space based on those standards.
Park & recreation facility improvements	SD-F3	The Town will continue to undertake to improve existing park and recreation facilities as the need arises.
Accessibility and visibility of parks	SD-F4	The Town will ensure that all parks are easily accessible to the population they serve and that this access is clearly defined and visible to the public.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
Financial limits to park standards	SD-F5	The Town will ensure that the future open space system is based upon standards which are within the financial capabilities of the community to achieve.
Library	SD-F6	The Town will endeavour to ensure that the Fort Saskatchewan Municipal Library meets residents' needs.
		It is the objective of Council:
Social services	SD-G	To assist in the provision of necessary social services.
		It is therefore the policy of the Town that:
Continuation of programs and services	SD-G1	The Town will continue to encourage or provide the types of programs and services presently being offered through Preventive Social Services and other social service agencies.
Monitor service needs	SD-G2	The Town will endeavour to monitor changes in the resident population in terms of age, life cycle, income and family size, in order to expand or modify, when necessary, the various social service programs currently being offered.
Accessiblity of programs and services	SD-G3	The Town will endeavour to locate the various social service programs where they will be accessible to the greatest number of potential users.
Monitor public housing needs	SD-G4	The Town will endeavour to monitor changes in the Town's population with regard to the need and demand for subsidized public housing.
Service awareness	SD-G5	The Town will endeavour to provide, in cooperation with the appropriate agencies, an advertising and public education program (particularly for new

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		residents) regarding the various health and social services available in Fort Saskatchewan.
		It is the objective of Council:
Community involvement/social interaction and citizen participation	SD-H	To maximize opportunities for social interaction among residents and for citizen participation in community planning.
		It is therefore the policy of the Town that:
Involvement in planning of community facilities and services	SD-H1	Community facilities and services will be provided at the neighbourhood, district and community levels. Input into planning of community facilities and services will be sought from people residing in areas likely to be served.
Involvement of community organizations	SD-H2	The Town will support community organizations and continue to seek their involvement in the planning and development of community facilities and services.
Encouragement of citizen participation	SD-H3	To encourage citizen participation the Town will: (a) continue to seek residents' views on the planning and development of Fort Saskatchewan through surveys and other public participation processes; (b) continue to make public the procedures for the evaluation of development proposals; (c) where appropriate, involve the public in the evaluation of development proposals, and (d) allow sufficient time for residents to make their views known.

SUBJECT	REFERENCE NUMBER	OBJECTIVES AND POLICIES
		It is the objective of Council:
Minimizing social impacts of development	SD-J	To minimize the negative social impacts of development.
		It is therefore the policy of the Town that:
Social impact assessment	SD-J1	The Town may request a social impact assessment report outlining the groups likely to be affected by major development proposals, the project's positive and negative effects, and the ways of minimizing the negative effects of the development prior to granting approval.

Part 3
PLAN MAPS

FORT SASKATCHEWAN
ALBERTA

1.0 THE FUTURE DEVELOPMENT PLAN

Certain objectives and policies have definite future land use implications. Such policies are given spatial definition through the preparation of a Future Development Plan (MAP 8) for the municipality. The Future Development Plan is intended to further assist Council and others in matters of land use and development and will provide a basis for reviewing the Town's Land Use Bylaw in order to ensure conformance with the General Municipal Plan.

Based on:

(a) an analysis of land resources, land use and utilities factors affecting urban expansion;
(b) an analysis of economic development and population growth prospects;
(c) policy proposals which recognize residents' objectives, and
(d) recent plans which have been prepared for the Town,

The Future Development Plan is considered to be the Town's desirable development pattern. It has the following major advantages:

(a) projected residential, industrial, commercial and community (or Town-wide) recreational space requirements are satisfied;
(b) all existing residential and industrial development commitments are honored;
(c) the Town's long range transportation and utilities servicing commitments are honored;
(d) generally, incompatible residential and industrial land uses are separated (in this regard, the Town will require the preparation of an area structure plan for River Lot 9 before granting any approvals for development within the area);
(e) the central business district remains the predominant commercial area in the Town and the focus of administrative and cultural activities and future office development;
(f) the recreational advantages of the North Saskatchewan River Valley are recognized; and
(g) additional planning flexibility is provided by recognizing suitable residential and industrial areas beyond those areas to be developed for a Town population of 50,000.

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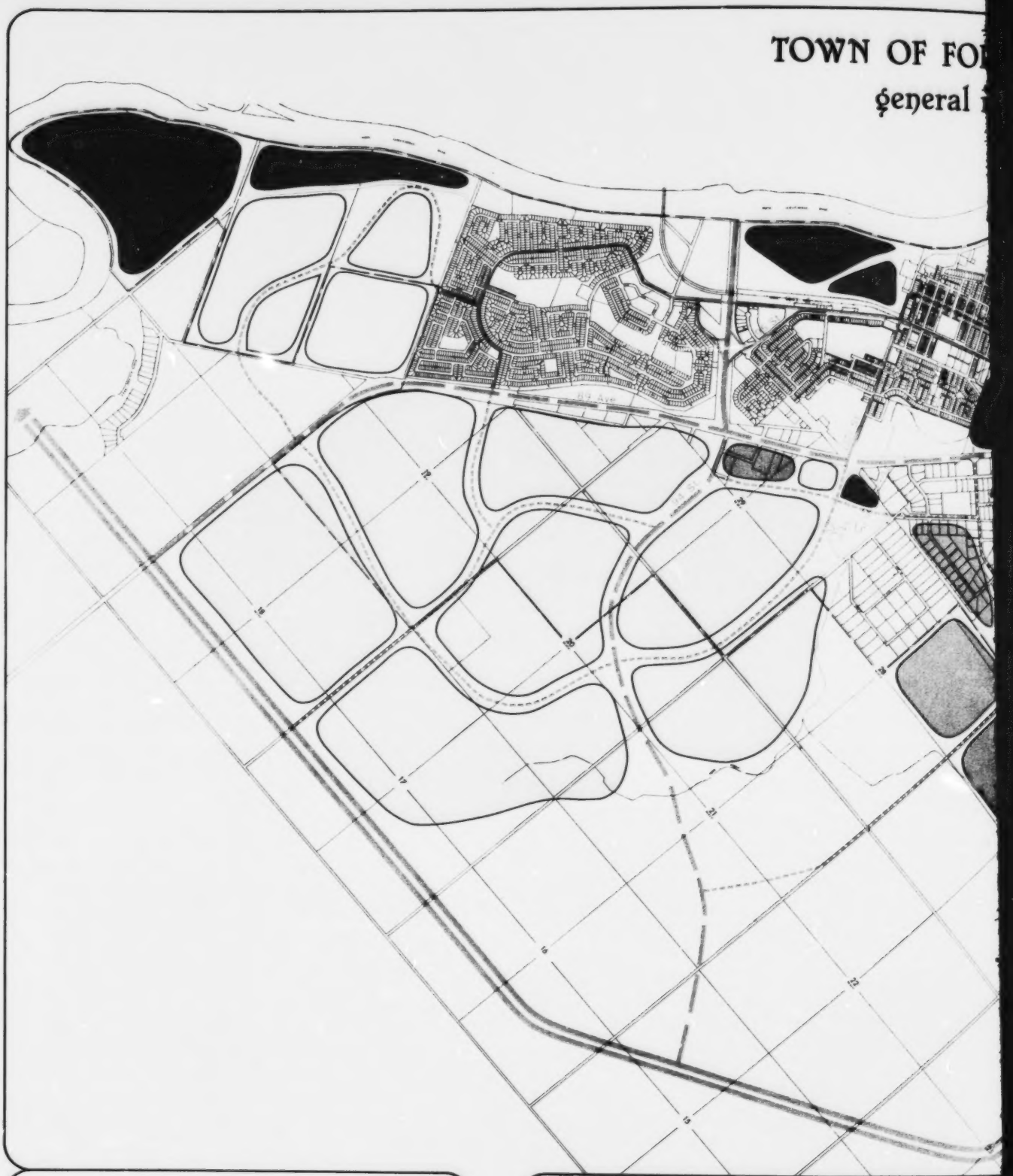

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EDMONTON REGIONAL PLANNING COMMISSION

AREAS PROPOSED FOR DEVELOPMENT TO 50,000 POPULATION

- RESIDENTIAL
- DOWNTOWN
- SHOPPING CENTRE
- SERVICE COMMERCIAL
- COMMUNITY
- INSTITUTIONA
- HEAVY INDU
- LIGHT/MEDIU

SASKATCHEWAN

nicipal plan

AREAS PROPOSED FOR
DEVELOPMENT AFTER 50,000 POPULATION

RESIDENTIAL

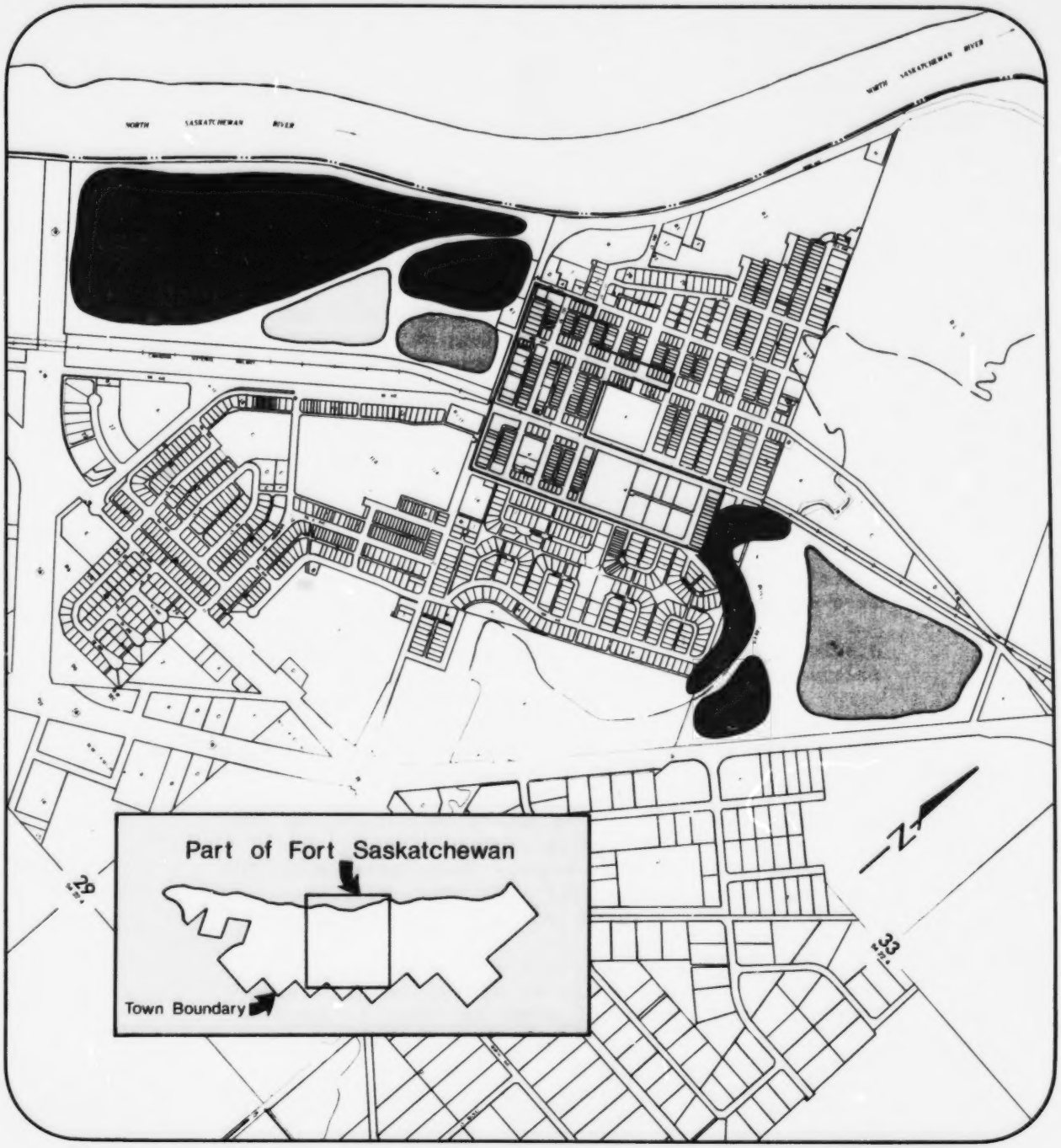
ARK

RIAL

INDUSTRIAL

MAP 8

FUTURE DEVELOPMENT PLAN



Map 9 : TOWN OF FORT SASKATCHEWAN

GENERAL DOWNTOWN DEVELOPMENT CONCEPT

Existing

- DOWNTOWN

Potential

- CENTRAL COMMERCIAL
- SERVICE COMMERCIAL
- CENTRAL HOUSING (Apartments)
- RECREATION - PARK
- HISTORICAL, CULTURAL & ADMINISTRATIVE

2.0 THE GENERAL DOWNTOWN DEVELOPMENT CONCEPT

The General Downtown Development Concept (MAP 9) stems from the Town's adoption of the following policies.

(a) The Town will endeavour to ensure that the existing downtown area continues to be developed as an attractive community focus for administrative and cultural activities.
(b) The Town reaffirms its commitment to the preservation and strengthening of the present downtown as the primary commercial and business area in the Town.
(c) The Town will encourage new office development and redevelopment in the downtown area as opposed to decentralizing shopping areas.
(d) The Town will encourage new major commercial facilities to locate within the expanded downtown area and may assemble land for such purposes.
(e) The Town may encourage high density housing within the downtown area in conjunction with commercial and office development.

The General Downtown Development Concept gives spatial definition to these policies through:

(a) application of projected future commercial/office and community recreation space requirements; and,
(b) consideration of general site factors, i.e. land characteristics and patterns of land use and development within the downtown and adjacent to it.

The Development concept is only intended to indicate the types of uses and their locations, not the extent of any particular use.

2.1 CONCEPT COMPONENTS

(a) An attractive community focus for administrative and cultural activities could be developed across 101 Street from Pioneer House, generally on the northwest portion of lands now occupied by the jail. This area has outstanding historic significance (the site of the Museum and Historic Park and Jarvis Memorial Park) and has an attractive natural setting on the edge of the North Saskatchewan River Valley.

(b) Based on an existing standard of 2.02 hectares (5 acres) per 1000 population, it is estimated that 69.3 to 101.3 hectares (171 to 250 acres) of land will be needed by 2001 for Town-wide parks. Presently, 47.0 hectares (116 acres) are being utilized as Town-wide park space. Most, if not all, of the additional 22.3 to 54.3 hectares (55 to 134 acres) could be developed on jail lands within the North Saskatchewan River Valley. A "central park" at this location would benefit from the obvious natural attributes of the river valley and could form a key element in the future development of the downtown. Ross Creek Park, a proposed linear park, could form another key element in the future development of the central area.

(c) Planning staff's maximum projection of future commercial development in Fort Saskatchewan, to a population of 50,000, is 218 692 sq. m. (2,354,000 sq. ft.) of gross leasable area (GLA). Assuming that: the Town commits itself to the preservation and strengthening of the present downtown as the primary commercial and business area of the municipality and strives to maintain the downtown area as the location of at least 55% of the municipality's commercial floor space (120 216 sq. m. or 1,294,000 sq. ft. GLA); and, future commercial development in the downtown occurs at the present density of 3 112.8 sq. m. GLA per net hectare (13,570 sq. ft. GLA per net acre); the size of the present downtown area would have to increase threefold, encompassing an additional 25.9 net hectares or 34.4 gross hectares (64 net acres or 85 gross acres) of land.

An area of 25.1 gross hectares (62 gross acres) of jail land situated above the top of the bank which demarcates the North Saskatchewan River Valley (35.6 gross hectares if the CNR right-of-way is included) has been identified as one potential expansion area. This area has outstanding natural qualities which could serve to enhance commercial development. It also appears suitable to accommodate all those components identified through policy as being desirable in the downtown. Moreover, expansion into this area is more likely to result in a compact and readily identifiable downtown.

A second area of approximately 36.4 gross hectares (90 gross acres) has been identified as another potential expansion area. It lies to the north-east of the existing downtown area and includes that portion of River Lot 9 east of the CNR tracks and west of Highway 21. Commercial development in this area would result in the downtown eventually having exposure along 89 Avenue (a future major urban arterial). Moreover, there would not be problems of the kind faced by much of the existing downtown area as a result of the presence of the CNR. Development in either of these alternative expansion areas would likely be supplemented by gradual redevelopment of some residential properties adjacent to the present downtown and by the increasing of downtown development densities to above the present level.

(d) An area which could prove suitable for higher density housing has been identified, should the Town wish to encourage this type of development in the downtown in conjunction with commercial and office development. This area offers pleasing views across the North Saskatchewan River Valley, thereby providing a highly attractive natural setting for higher density residential development. Higher density residential development in this area would stimulate further commercial and office development downtown.

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(d) An area which could prove suitable for higher density housing has been identified, should the Town wish to encourage this type of development in the downtown in conjunction with commercial and office development. This area offers pleasing views across the North Saskatchewan River Valley, thereby providing a highly attractive natural setting for higher density residential development. Higher density residential development in this area would stimulate further commercial and office development downtown.

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